

# BARTHOLOMEW SQUARE, EC1

Red.



## £3,100 PER MONTH

A beautifully presented two-bedroom, two-bathroom apartment with a large private garden, set on a quiet one-way road just moments from Old Street.

The property features a bright and spacious open-plan reception room, a fully fitted modern kitchen with breakfast bar and feature lighting, two well-proportioned double bedrooms, and two fully tiled bathrooms (including one en-suite). The generous, leafy patio garden is a real highlight, ideal for outdoor dining and entertaining.

Perfectly positioned within easy reach of Old Street station, the apartment offers excellent transport links while enjoying a peaceful residential setting, with a selection of parks, cafés and local amenities nearby. Off-street parking is available on a first-come, first-served basis.

Offered part-furnished.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 640 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT / 59 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Two double bedrooms
- Large private garden
- Wood flooring
- Entry phone system
- Close to parks, cafés and local amenities
- Two bathrooms (one en-suite)
- Open-plan reception room
- Offered part-furnished
- Cycle storage
- Excellent location moments from Old Street station

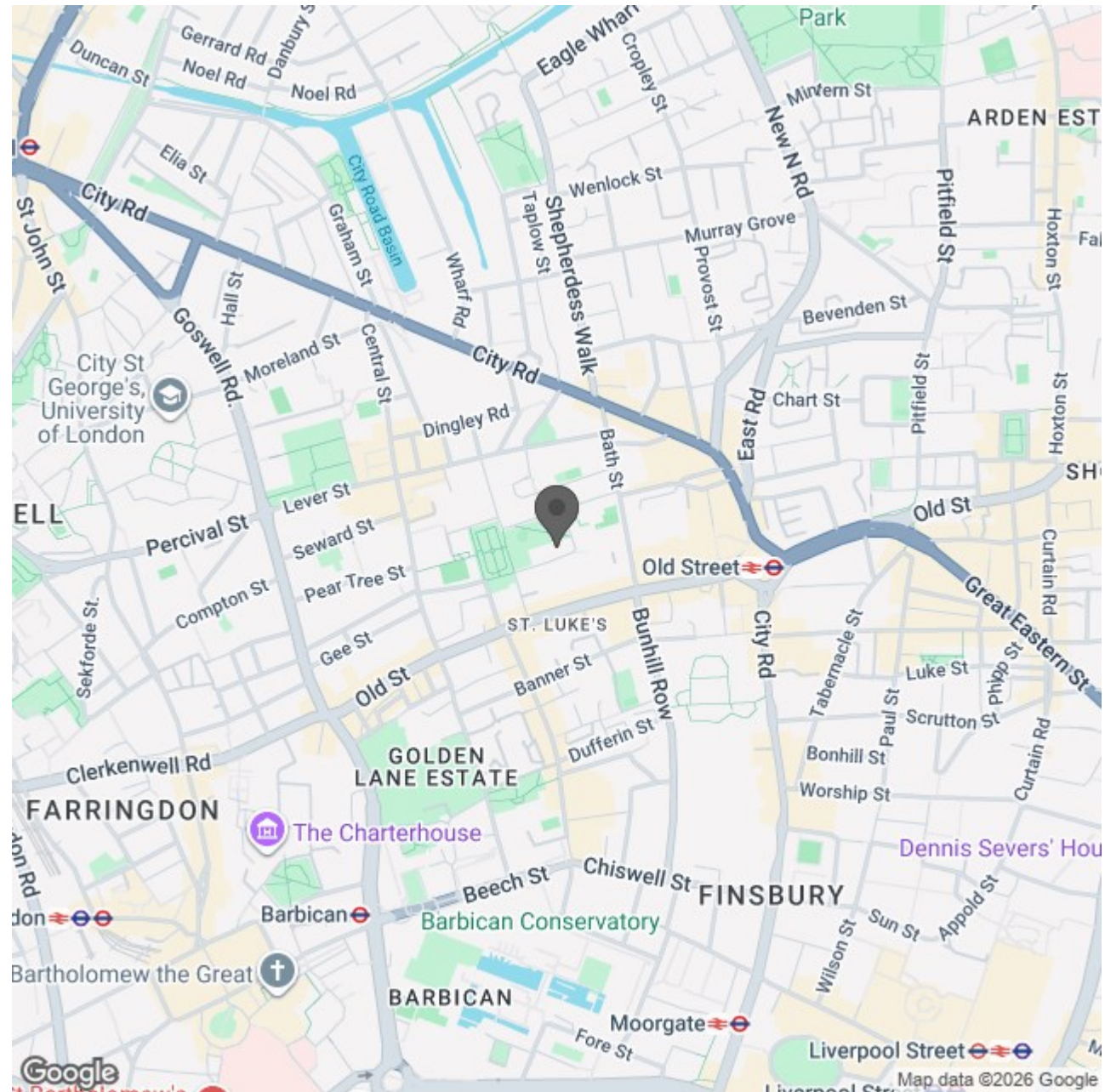


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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