



MONUMENT STREET, EC3R  
OIEO £500,000 LEASEHOLD APPROX. 994 YEARS REMAINING

**THIS EXCEPTIONAL ONE BEDROOM APARTMENT IS  
LOCATED ON THE 4TH FLOOR OF THIS SOUGHT AFTER  
DEVELOPMENT IN THE HEART OF THE CITY.**

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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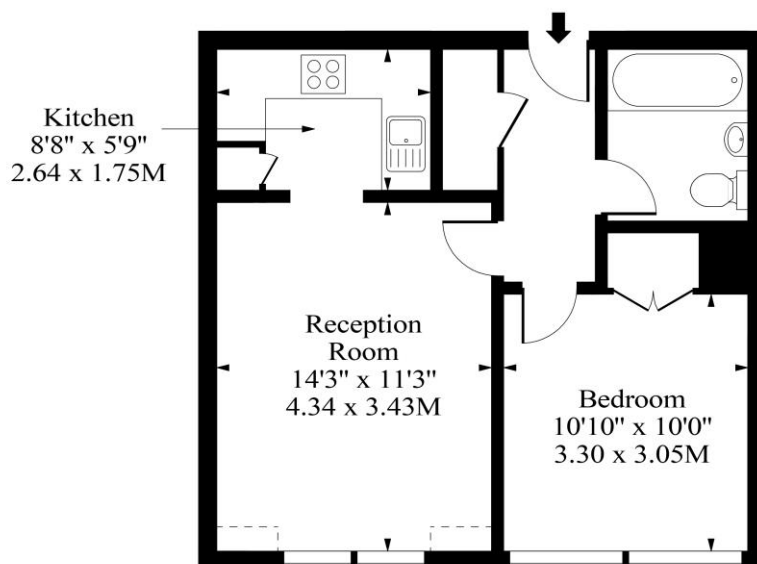
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## DESCRIPTION:

The property benefits from a modern fitted kitchen, large reception room, separate bathroom, lots of storage space and neutral décor throughout. The building itself has a lift, secured entry phone system and a concierge. This property provides the comfort of a safe and secure private development whilst offering shopping amenities, bars, restaurants, and accessibility only a property in the City could achieve, with Monument Station just minutes' walk away. It is within convenient walking distance from Cannon Street, Bank, Fenchurch Street as well as Tower Hill Station. It also offers fast access into Canary Wharf or London City Airport. This flat would make an excellent first time buy, a pied-a-terre for the City worker, or a buy-to-let investment with the continued regeneration in the area.



## 28 Werna House, 31 Monument Street, London, EC3R

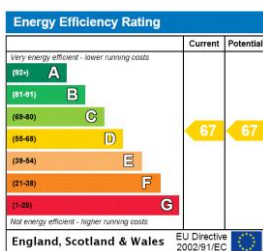


Fourth Floor

Approx Gross Internal Area 446 Sq Ft - 41.43 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 994 year and 8 months

**Service Charge:** Approx. £3,600 per annum

**Ground Rent:** Approx. £300 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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