



**COLTASH COURT, WHITECROSS STREET, LONDON, EC1Y  
£450,000 LEASEHOLD APPROX. 180 YEARS REMAINING**

**A WELL-PRESENTED AND SPACIOUS NINTH FLOOR APARTMENT,  
WITH A PRIVATE SOUTH-FACING BALCONY ENJOYING VIEWS  
OVER THE CITY AND WHITE CROSS STREET MARKET**

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**DESCRIPTION:** Spread across circa. 600 Sq. Ft, this would make an ideal first home, pied a terre or rental investment due to its close proximity to The City. The entrance hall provides access to each of the principal rooms, with the addition of a fitted storage cupboard. The bedroom is a generous double, with a bank of fitted cupboards and laminate wood flooring. Opposite is a contemporary tiled bathroom, with a screen and shower over the bath. A great sized living room providing ample room for dining, with a breakfast bar creating a fabulous entertaining space open plan to a fitted kitchen. There are integrated appliances within the kitchen, and laminate wood flooring run throughout the main living space. This property is being sold with no onward chain.



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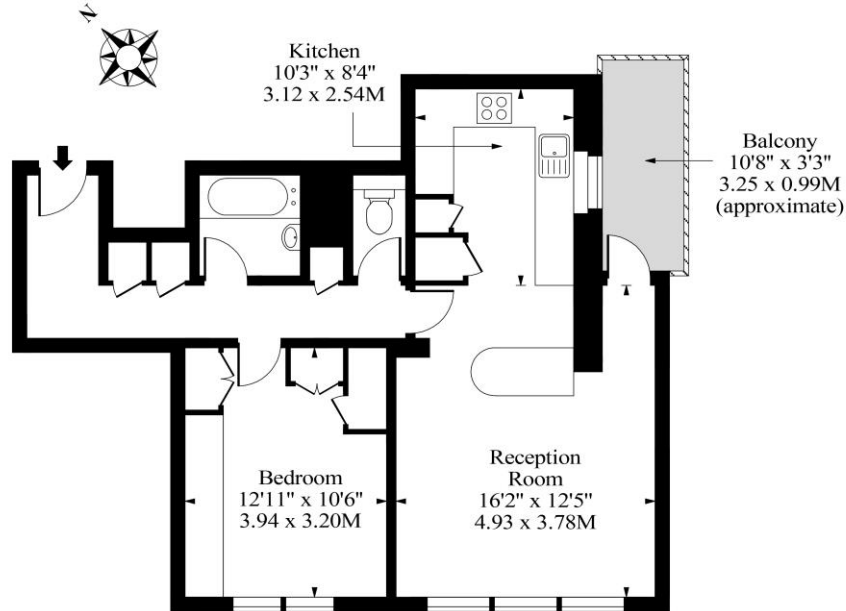




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## Coltash Court, Whitecross Street, London, WC1



Ninth Floor

Approx Gross Internal Area 603 Sq Ft - 56.02 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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 80                      | 81        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Tenure:** Leasehold

**Term:** 180 year and 0 months

**Service Charge:** Approx. £1,860 per annum

**Ground Rent:** Approx. £10 Annually (subject to increase)

**Council Tax Band:** C

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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