



## ST. MARY AT HILL, EC3R

**£3,500 pcm**

Available 17th January 2022|||A lot of properties claim to be in the heart of the city, but this rare find offers central London living at its finest. Nestled between the Walkie-Talkie building (home to The Sky Garden) and the Shard, this two-bedroom apartment is only 0.1 miles from Monument Underground station. Located in a beautiful listed Victorian building in a small cul-

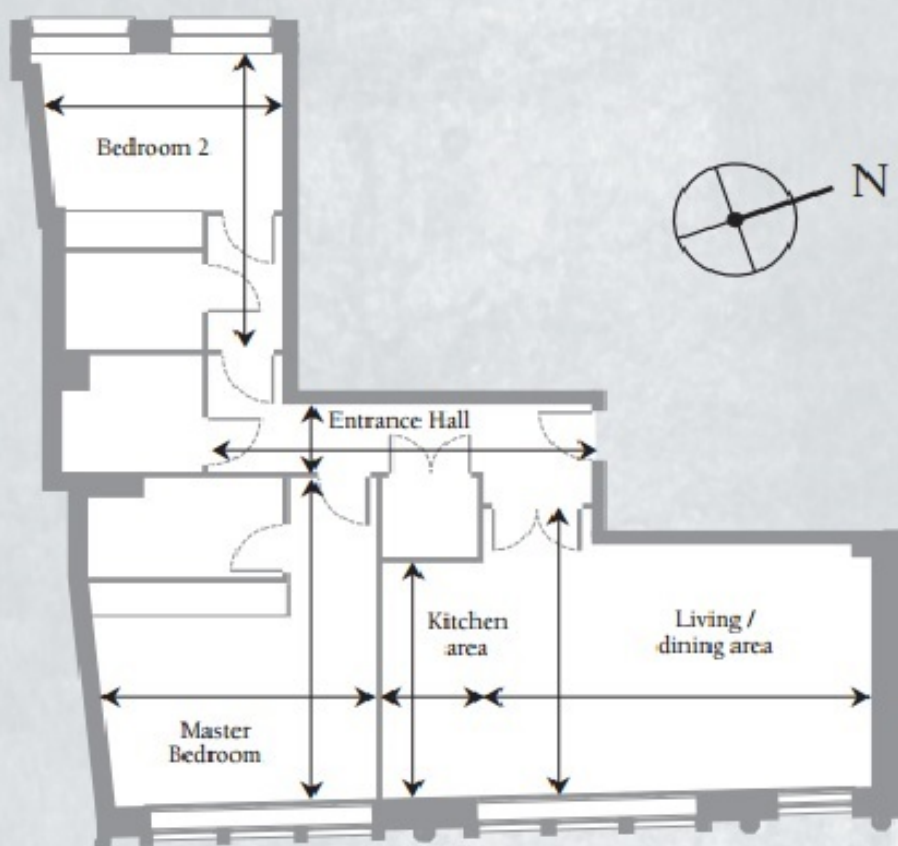


ABOUT THE HOME









|                    |           |               |
|--------------------|-----------|---------------|
| Living/dining area | 6.0 x 5.0 | 19'7" x 16'4" |
| Kitchen area       | 4.1 x 1.6 | 13'4" x 5'3"  |
| Master bedroom     | 5.7 x 4.5 | 18'7" x 14'8" |
| Bedroom 2          | 5.3 x 3.8 | 17'4" x 12'5" |
| Entrance hall      | 6.2 x 1.7 | 20'3" x 5'7"  |

**Total area**                      **98.7 sq.m.**                      **1064 sq.ft.**

FIRST FLOOR - For Illustrative Purposes Only. Measurements are approximations and should not be relied upon for official documentation or other purposes.

#### LiFE RESIDENTIAL

71 Drayton Park, London, N5

1BF

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.