



NORFOLK HOUSE, TRIG LANE
LONDON, EC4V

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Norfolk House, Trig Lane, London, EC4V

Asking Price £400,000
Leasehold

 **1 Bathroom**
 **1 Reception**

Features

Architecturally Designed, Duplex Studio Apartment, West Facing Aspect, Partial View of Millennium Bridge, Contemporary Interior, River-Fronting Development

Hamptons

Aldermary House, 15 Queen Street
London, EC4N 1TX
020 7236 8398
city@hamptons.co.uk
www.hamptons.co.uk

An architecturally designed, split-level studio apartment within the sought after Norfolk House, a river-fronting development situated on the Northern bank, close to Mansion House & Bank Station. An ideal pied a terre or first purchase in The City.

The Property

Located within the Queenhithe Ward of The City, this unique and historic location is positioned on the North bank adjacent to the only surviving inlet, once a royal dock spanning back to the origins of the City of London. Now enjoying a quieter chapter, this modern residential development offers an idyllic location for someone wanting to be within a stone's throw to work, nightlife and culture.

This contemporary apartment, spread across 308 Sq Ft has been remodelled and architecturally designed by the vendor, located on the ground floor with a mezzanine bedroom located above a subtle store room, optimising the internal floor space. The kitchen/living area boasts high ceilings and an abundance of natural light with the West facing aspect providing a partial view of the Millennium Bridge. A modern shower room adjacent to the entrance hall completes the interior.

Location

Norfolk House is located on the north bank of the River Thames between Southwark Bridge and Millennium Bridge. It is a 3 min walk to Mansion House (Circle and

District lines) and 6 min walk to St Pauls (Central line) tube stations as well as the Overground at Blackfriars (6 min walk).

One can take a short walk across the Millennium Bridge to the South Bank which contains a huge amount of restaurants and attractions including the National and Globe Theatres, the Tate Modern, the London Eye, and numerous others.

Additional Information

Lease: 150 years from Dec 1988
Ground Rent: N/A
Service Charge: £1,893.52 P.A
Council Tax: City of London, Band C



{ A CONTEMPORARY STUDIO APARTMENT WITHIN A RIVER-FRONTING BLOCK

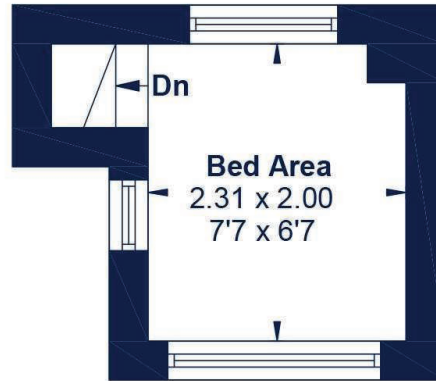
NORFOLK HOUSE

Approximate Gross Internal Area

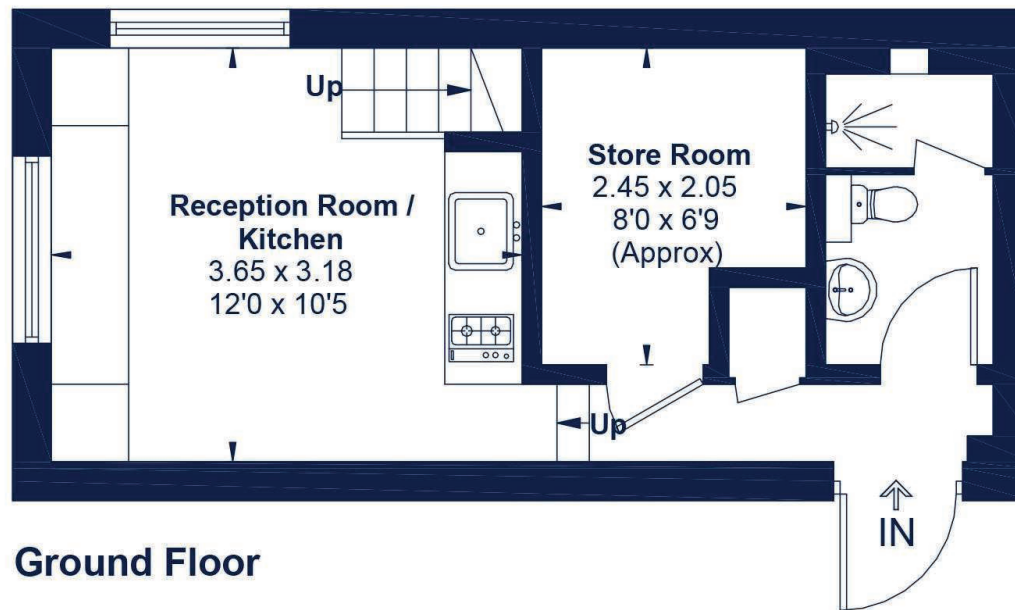
Ground floor= 253 sq. ft. (23.5 sq. m.)

First floor= 55 sq. ft. (5.1 sq. m.)

Total = 308 sq. ft. (28.6 sq. m.)



Mezzanine Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 908867

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		7B
55-68	D	8.5	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

