



**St. Dunstan's House, 133-137 Fetter Lane, London,
EC4A 1BF**

Asking Price: £935,000

Leasehold

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St Dunstan's House is a prestigious, high specification residential development in the immediate setting of the Grade I Listed King's College Library. The modern architecture is sympathetic to its historic surroundings and residents can enjoy landscaped gardens within this stunning setting. Internally, residents have access to a lounge and library, lift access and concierge facilities.

The apartment itself has an elegant and luxurious finish. Dark doors, extended in height, draw the eyeline up to make use of the excellent ceiling height. Beyond the corridor (with storage and a utility cupboard) is a spacious bedroom, with mirrored built in storage and a Juliet style balcony. The modern bathroom has a neutral colour palette, offering a gorgeous walk in shower with overhead and wall mounted showerheads.

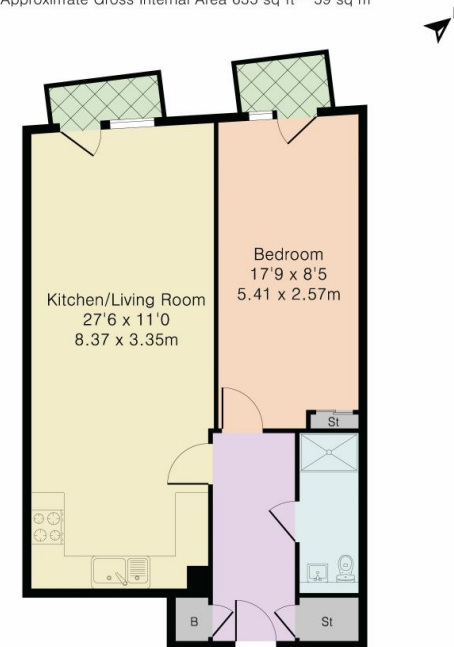
The contemporary open plan living/kitchen space enjoys a Juliet balcony, with full height French doors. The sleek kitchen has built in appliances, including a wine fridge, as well as a combination of closed cabinetry and open shelving for a sophisticated finish.

This beautiful home enjoys an enviably central position, with incredible transport links and easy connections both in and out of the City. Whether this is a permanent resident or a pied a terre, you'll never be short of places to socialise and enjoy. The apartment enjoys one of the best positions within the block, with all windows and balconies overlooking the gardens and being set away from the road.

Offered chain free.

- Luxurious Development
- Incredible Location
- 24Hrs Concierge and Security
- Gated Complex
- Sophisticated Interiors
- Excellent Transport Links
- Ideal Pied a Terre
- Immaculately Presented
- Garden Views

Approximate Gross Internal Area 635 sq ft – 59 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.