



Let **UK** Home

2 Bedrooms

Flat

Located in London

£1,420,000



info@letukhome.co.uk

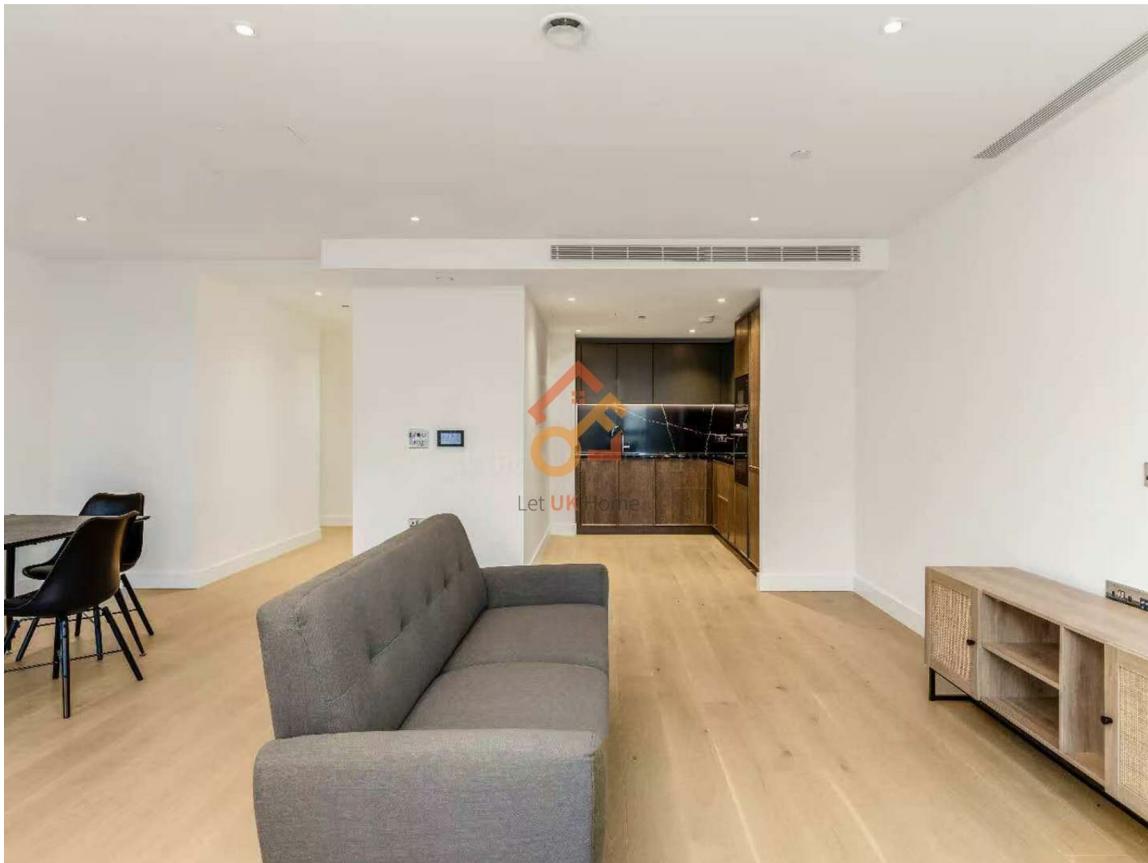
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01795 358 886



3 Salutation Gardens London

WC1X 0EA



Let UK Home are excited to offer this contemporary two-bedroom flat in the heart of Opus House, part of the prestigious Postmark development.

This property comprises a large bright open plan kitchen and living room leading to a private balcony with great views, two double bedrooms with wardrobes (master with en-suite), a large family sized bathroom and ample storage.

Residents of this development will enjoy access to a range of outstanding amenities, including a swimming pool, a fully equipped gym, and a cinema, a spa and etc., making it easy to unwind and enjoy leisure time without leaving the comfort of the development. The concierge service adds an extra layer of convenience, ensuring that all your needs are met at any time of day.

Straddling WC1 and EC1, and surrounded by Farringdon, Clerkenwell, King's Cross and Chancery Lane, Postmark puts the whole of central London at your fingertips. Discover the world-renowned cultural, shopping and dining destinations the city is famous for, from big-name brands at Bond Street to the latest exhibition at Tate Modern. And all within reach on foot, by bike, or just a short ride away on public transport.

3 Salutation Gardens London

£1,420,000 Leasehold



- 1st Floor
- 24h Security
- Cinema & Game Room
- Swimming Pool
- Bike Storage
- Concierge Service
- The Gym
- Residents Lounge
- The Spa
- Sauna & Steam Room





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Two Bedroom

Living/Dining	6.1m x 5.6m
Kitchen	2.5m x 3.3m
Bedroom 1	3.1m x 5.1m
Bedroom 2	3.1m x 5.8m
Terrace	9.6m x 3.5m
Total internal area	96.0 sq m 1,033.3 sq ft
Total external area	28.0 sq m 301.4 sq ft

Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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