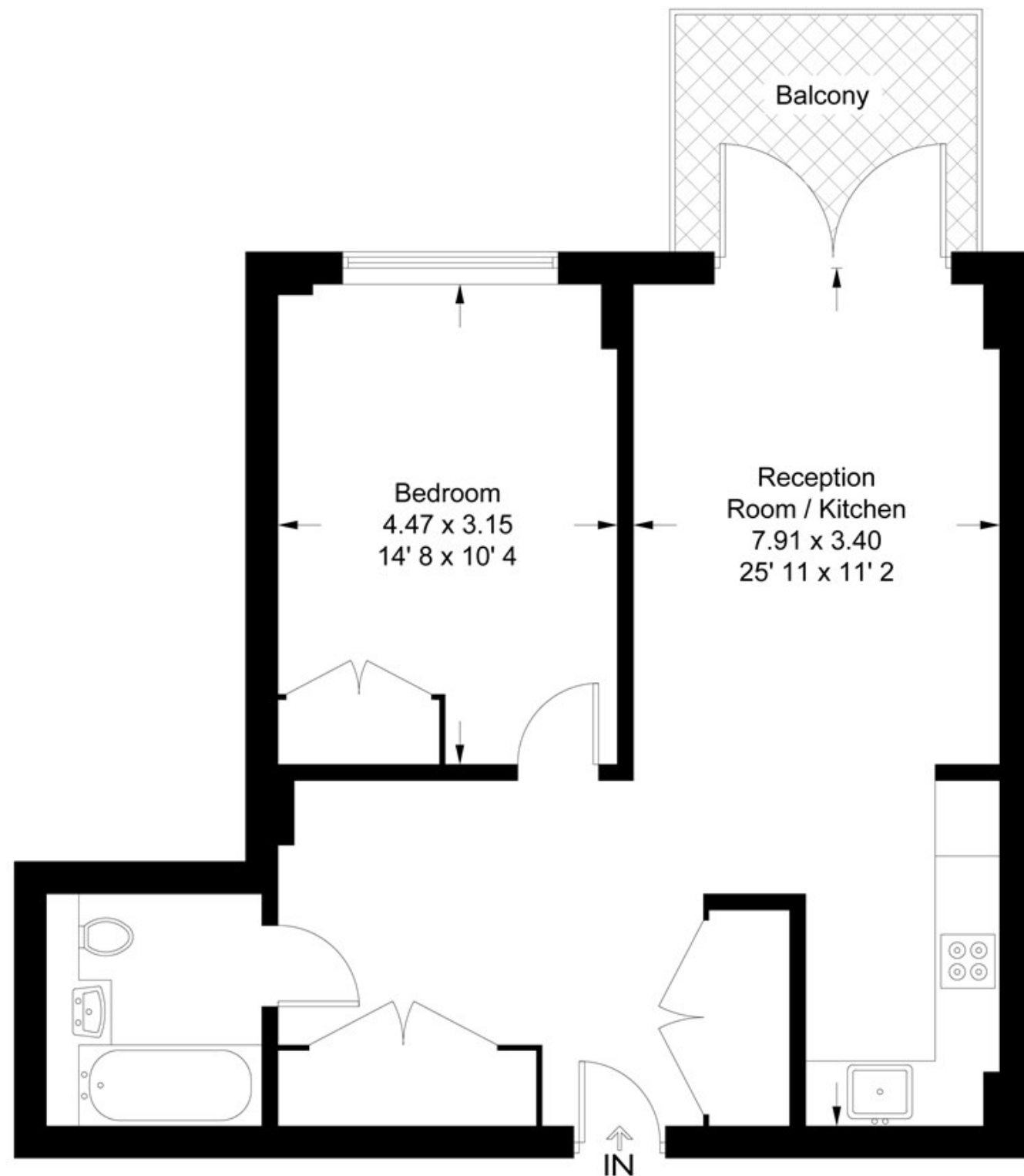


## Dispatch House

Approximate Gross Internal Area = 617 sq ft / 57.3 sq m



### Fourth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Dispatch House, London

£1,050,000 Leasehold

- One double bedroom
- Superb resident only facilities
- Underfloor heating throughout
- Open plan kitchen/lounge/diner
- Close to a number of station's
- 24 Hour Concierge



# Dispatch House, London

Petty Son & Prestwich are thrilled to offer for sale this stunning one bedroom apartment, situated in one of six new luxury developments on the fourth floor, in WC1 brought to you by Postmark, offering a cutting edge living space with 24 hour concierge and exclusive on site resident facilities.



Council Tax Band: E



This is the exciting third chapter of Postmark, enhancing the already established phases with a brand new bustling public square at the heart of Farringdon, complete with landscaped gardens and a lively mix of shops, workspaces and cafés for the whole community to enjoy. The development offers outstanding facilities exclusively for resident use including a cutting edge gym with changing rooms, studio, pool, sauna, on site wellness-centre and spa, courtyard garden and 24 hour concierge. All residents have access to a car club (operated by Zip Car) and cycle storage. Only moments away from the world-class restaurants, famous shopping streets and acclaimed cultural and educational institutions of central London. And, with four major underground stations within a 15-minute walk, including Chancery Lane Station (0.5 Miles), Farringdon Station which also operates the new Elizabeth Line (0.6 Miles) and an array of cafe's, bars and bistros including Leather Lane Market (0.4 Miles) you're easily connected to the rest of the city and beyond.

One of 140 new private homes across three buildings with architecture by White Ink, and two exclusive interior palettes by WISH Interior Architecture this carefully crafted one bedroom apartment is located on the fourth floor and serviced by a lift. Offering contemporary living with floor-to-ceiling windows that let plenty of natural light. Underfloor heating features throughout and each rooms heating can be individually controlled whilst a heat recovery ventilation system provides the home with constantly renewed, temperature controlled fresh air.

The kitchen offers a range of integrated appliances including a fridge/freezer, induction hob with overhead extractor, microwave, oven, dishwasher, pull-out recycling/waste bin and washer/dryer. There is also a large handy cupboard located in the entrance hall as you enter.

Lease Information: 999 years less one day commencing on 05th March 2021 (994 years currently remain)  
Service Charge: £4,457.74 per annum (£371.40 per month)  
Council Tax Band: E  
EPC Rating: B85

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

## Reception Room/Kitchen

25'11" x 11'1"

## Bedroom

14'7" x 10'4"