



RED LION COURT

TEMPLE EC4

A UNIQUE RESIDENTIAL OPPORTUNITY



Red Lion Court is located immediately adjacent Fleet Street in the heart of The City, it lies within 500 metres of The Royal Courts of Justice and many of the Capital's most distinguished law chambers.





Interior image is an actual photograph of LG02 with furniture and fittings superimposed for illustrative purposes only.

A single, highly specified studio apartment is now available with immediate occupation - offering an exceptional owner/occupier or corporate rental investment opportunity.



- 1 THE OLD BAILEY
- 2 TEMPLE
- 3 FLEET STREET
- 4 TEMPLE BAR
- 5 ONE NEW CHANGE

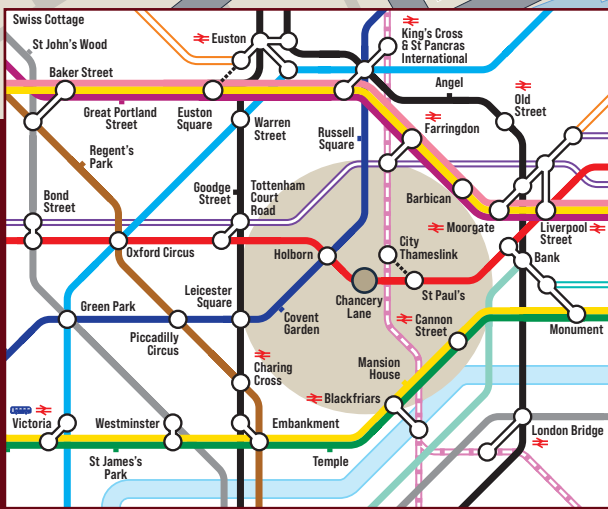
- 6 BANK OF ENGLAND
- 7 WINE OFFICE COURT
- 8 BLACKFRIARS STATION
- 9 LONDON STOCK EXCHANGE
- 10 CITY THAMES LINK

While being central to London's legal professions, Red Lion Court is also located deceptively close to Covent Garden, Leicester Square and the heart of The West End itself.

WALKING TIMES INCLUDE:



⊖ Chancery Lane	9
⊖ Temple	11
⇌ City Thames Link	6
⇌ ⊖ Blackfriars Station	9
Holborn Circus	6
The Temple	6
Lincoln's Inn Fields ...	11
King's College London	11
London School of Economics	12
Somerset House	13
Waldorf Hotel	14
Tate Modern	20



Red Lion Court lies within 8 minutes walk of Chancery Lane Central Line services - connecting to London's entire tube and rail network.



The following pages show interior images which are actual photographs of LG02 with furniture and fittings superimposed for illustrative purposes only.

The apartment offers over 525 sq.ft of highly refined open plan living space.

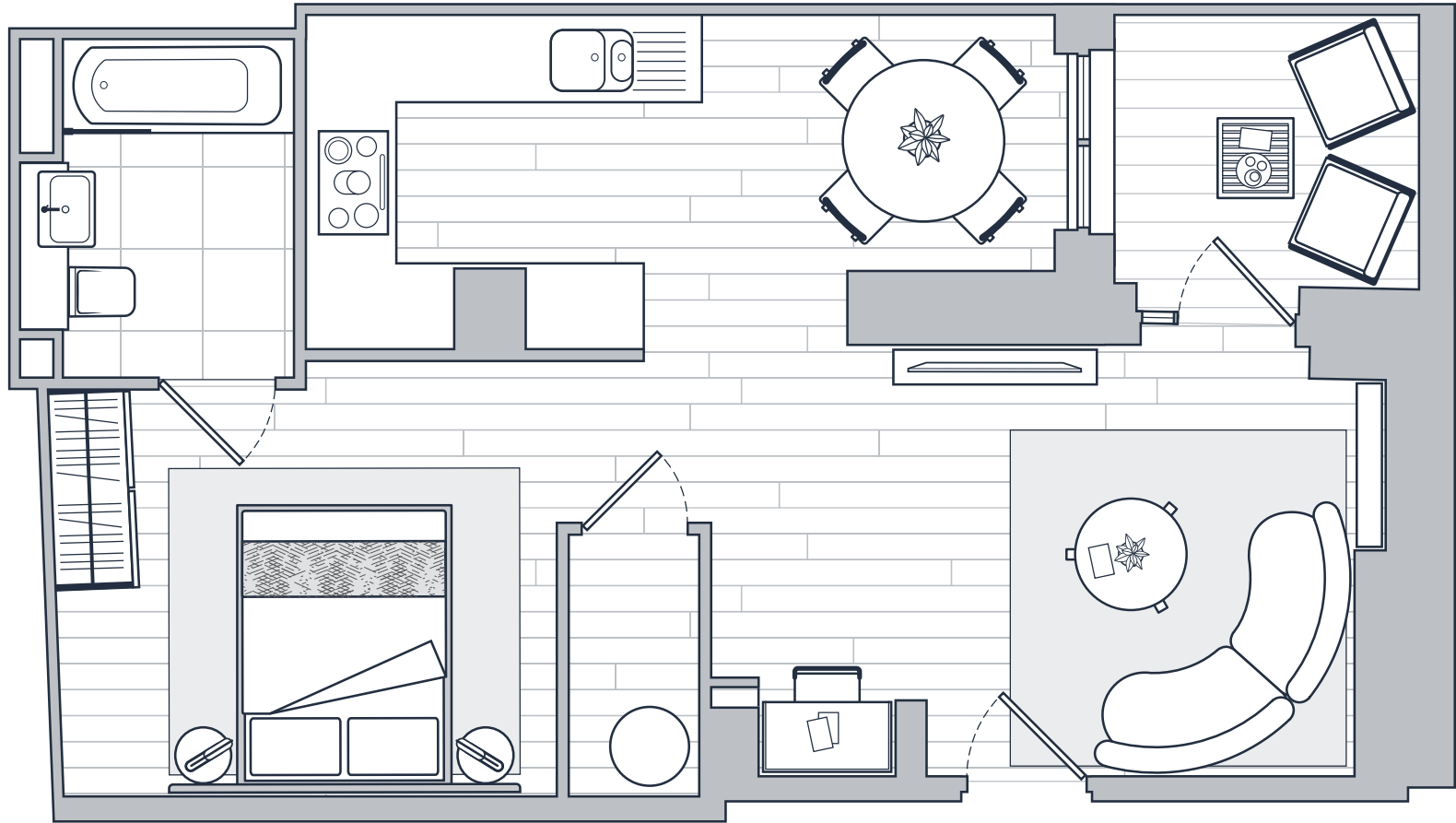


Features include a private outdoor
lightwell/terrace.

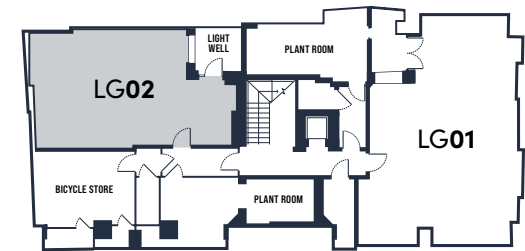


The apartment has oak Amtico woodstrip flooring throughout the principal living areas.





STUDIO APARTMENT
LG02
 Total Area
 49.0 sq.m 528 sq.ft



GENERAL SPECIFICATION

- Matt brilliant white emulsion finish to walls and ceilings.
- Natural oak hardwood door linings, architraves and skirtings.
- Oak veneered internal doors.
- Polished stainless steel door furniture.
- Oak Amtico woodstrip flooring to living/dining, kitchen and bedroom areas.
- Comfort cooling to principal living and bedroom area.
- Low energy recessed downlighting.
- Dimmer switch control to living and bedroom areas.
- Integrated surround sound technology.
- All TV points compatible for Sky HD.
- Satellite and terrestrial TV aerial socket and telephone socket to living and bedroom area.

KITCHEN AREA

- White high gloss lacquered kitchen unit doors with concealed handles.
- Coloured natural stone worktop and upstand.

- Glass splashback from upstand to underside of wall units.
- Smeg stainless steel electric integrated appliances to include:
 - Single low level oven
 - 5 ring ceramic hob
 - Cooker hood
 - Washer/dryer
 - Dishwasher
 - Fridge/freezer
 - Microwave
- Underlighting to wall units.
- Stainless steel 1½ bowl undermounted sink, with square profile tap and grooved worktop drainer.
- Centralised appliance switch panel.

BATHROOM

- Large format natural stone floor and wall tiling.
- White brick tiling to bath area.
- White bathroom suite featuring steel bath, back to wall WC and square profiled semi recessed basin.
- Under floor warming.
- Coloured glass bath panel.

- Clear glass frameless bath screen.
- Concealed plumbing with natural stone vanity top.
- Oak framed recess with mirrored cabinet and feature downlighting.
- Shaver socket.
- Chrome plated square profile taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated square profile electric heated towel rail.

SECURITY

- Colour video entry phone system.

LIGHTWELL

- Decked exterior terrace.



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These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Galliard Homes reserve the right to alter any specifications and floor plan layouts without prior notice. All walking times stated are approximate, source google.com.