



The Gallery, Ludgate Hill, St Paul's, EC4M

Asking Price: £525,000

Benham
& Reeves

The Gallery, Ludgate Hill, St Paul's, EC4M

 1 Bedroom  1 Bathroom  Leasehold

A beautifully presented fifth-floor one-bedroom apartment set within a prestigious Grade II listed building moments from St Paul's Cathedral.

Positioned in the heart of the St Paul's Conservation Area, this charming home blends period character with modern living, offering a rare opportunity in one of London's most iconic locations.

The apartment is bright and well-proportioned, featuring a south-facing reception room with dining space and far-reaching views towards the London Eye. A separate fully fitted kitchen includes integrated appliances, while the spacious double bedroom benefits from built-in storage.

The building is accessed via an impressive communal entrance with lift access, creating a sense of elegance and exclusivity throughout. Ideally located for the City, West End and South Bank, with St Paul's Cathedral, Tate Modern and the Millennium Bridge all within walking distance.

Excellent transport links are close by, including St Paul's, Blackfriars and the Elizabeth Line, offering easy access across London. An ideal Central London home or pied-a-terre combining location, character, and convenience.





Property Features:

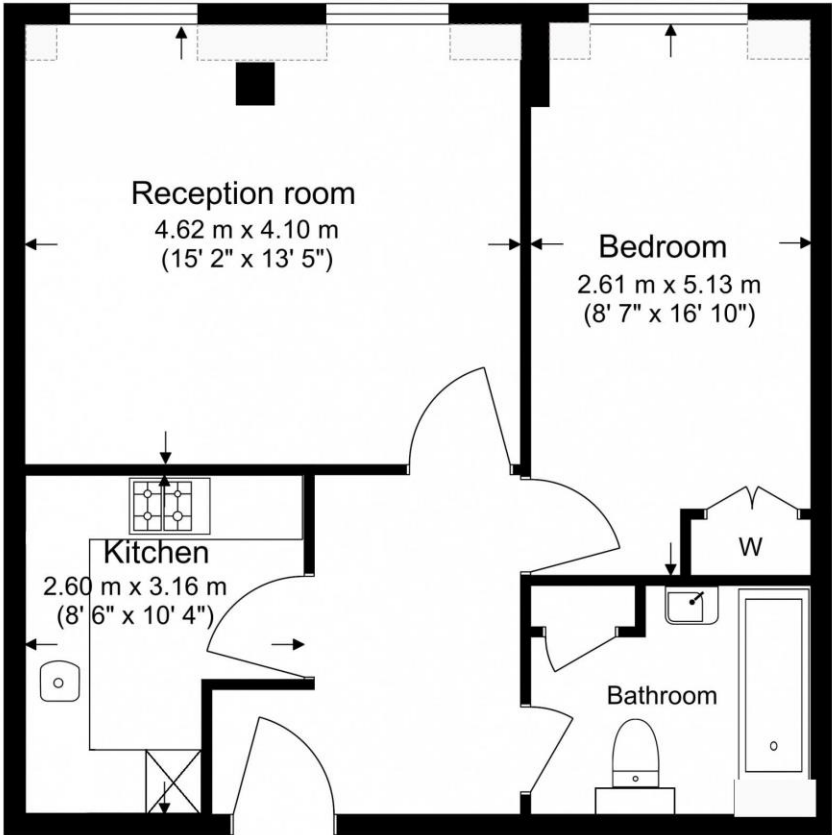
- One Bedroom Apartment
- Grade II Listed building
- Fifth Floor
- Lift Access
- Views of London Eye
- City Of London Location
- Long Lease



5th Floor
 Total Gross Internal Area
 49.8 Sq/m - 536 Sq/ft



Restricted height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£525,000
Tenure:	Leasehold Expires 01/01/2996 Approximately 969 Years Remaining
Ground Rent:	£300.00 (per annum) For the year 2025
Service Charge:	£5,103.00 (per annum) For the year 2025
Anticipated Rent:	£2,400.00 pcm Approx. 5.5% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250326

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

