

# Frank Harris & Co.



**Monkwell Square, City of London, EC2Y**

**£2,050,000**

This three/four bedroom house is situated on a quiet square in the heart of the City of London, with an integral garage, off street parking, and terrace overlooking Monkwell Square. This lovely house has flexible living space over five levels, with several living areas which could also be used as an office or additional bedroom. Approx 2184sqft /202 sq.mt Internally



This lovely house has flexible living space over five levels, with several living areas which could also be used as an office or additional bedroom. On entering this property, you have a lobby, access to the garage, and a separate w.c. The main reception room on the first floor has a double height ceiling and windows looking north over the square with double doors that open onto a Juliet balcony. The kitchen and dining space (which is currently used as a study) are based on the second floor. With a range of white gloss cabinets and integrated appliances in the kitchen. Floor three has a large master bedroom with a wall of mirror fronted wardrobes which will remain. The en-suite shower room is fitted out in a traditional style with a double basin, low level w.c. And tiled walls and floor. Two bedrooms, one with a large built in wardrobe, are based on the fourth floor with windows onto the square and a shared bathroom. The top floor could be used as a study, bedroom, or an additional living room, with floor to ceiling windows and a large sliding door leading to the terrace. The attic is accessible from this floor and has ample storage space; neighbouring houses have converted this space into a mezzanine floor. Houses rarely come to the market in the City of London, Monkwell Square is a great location for the City schools and for the financial and tech companies in the City.

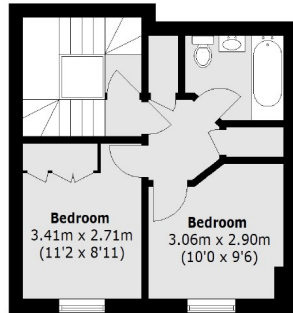
Monkwell Square is located next to the Barbican with its cinemas and arts centre and just a short walk away from Cheapside which has a shopping centre, Clerkenwell with its bars and restaurants and Spitalfields with its daily market and restaurants.

The nearest stations are St. Pauls, Moorgate, Liverpool Street and Barbican, with access to the Elizabeth line, Hammersmith and City, Circle and the District line.

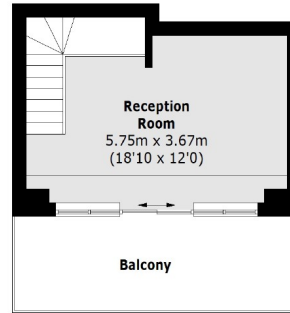
- Three/ Four bedrooms • Two bathrooms • Two reception rooms •
- Terrace • Garage • Quiet location •



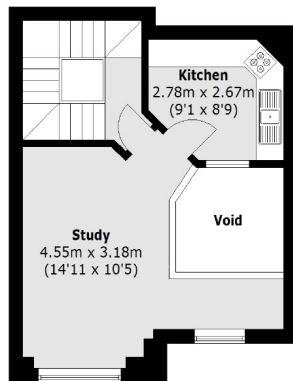
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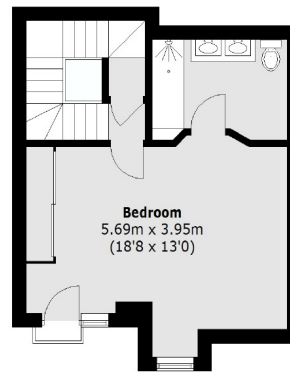
**Fourth Floor**



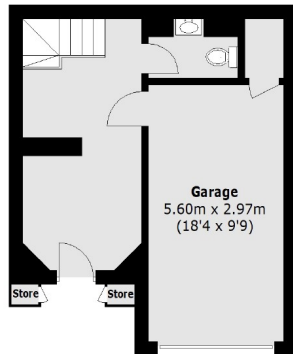
**Fifth Floor**



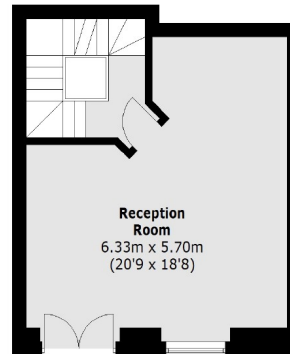
**Second Floor**



**Third Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 202.9 sq. m (2184.0 Sq. ft)

Balcony: 12.7 sq. m (136.7 Sq. ft)

Stores: 0.6 sq. m (6 Sq. ft)

(Excluding Void)

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

