

# Frank Harris & Co.



## Willoughby House, Barbican, EC2Y

£850,000

Situated on the third floor and at the centre of the building, this one bedroom maisonette enjoys enviable westward views over the Barbican lake and residential garden from its reception room and balcony. Entrance on the third floor leads up to an immaculate original kitchen and reception room, there is a separate wc and bathroom on the half landing and a bedroom at the rear of the property facing east. Type 90.





The internal architecture of Willoughby House is unique within the Barbican, with the various rooms of the property arranged over several "split" levels. The semi open plan kitchen has a Bosch oven, fitted microwave, washing machine, free standing fridge and freezer, the original stainless steel worktop and splashback and original barbican cabinets.

The view from the reception room is exceptional over the lake and towards the Barbican conservatory, private architectural tours of the estate and conservatory can be booked via the arts centre.

The Barbican estate offers on- site amenities including the Arts Centre with its Cafes, Restaurants, Theatres, Library and Cinemas, and use of the residents gardens. The car parks benefit from 24 hour portorage, and all flats have underfloor background heating included within the service charge.

A Waitrose supermarket is available on nearby Whitecross Street, a Marks and Spencer food and clothing store and a number of five star hotels.

As of Autumn 2001 the Barbican Estate became Grade II listed.

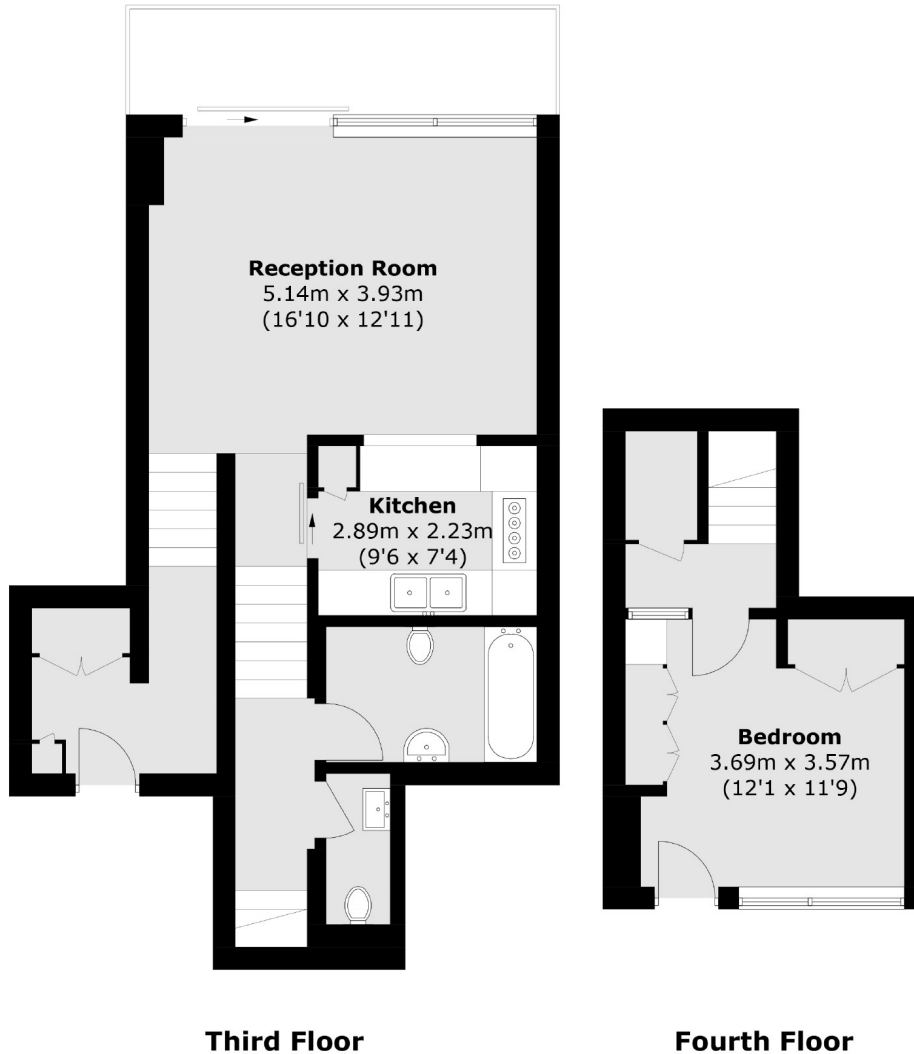
Willoughby House is conveniently located close to Moorgate and Liverpool Street station with access to the Elizabeth line.

- One bedroom flat • Third floor duplex • Lakeside views •
- Original features • Extended lease • No onward chain •





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Total area (approx.): 70.0 sq. m (753.5 sq. ft)

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Energy Rating: N/A. 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.

