

Frank Harris & Co.



Gilbert House, Barbican, EC2Y

£2,300,000

A rarely available penthouse, (Type 35) with a large reception room and dining area, three double bedrooms, a galley kitchen, two bathrooms and an exceptionally large terrace with views over the Barbican lake. On entering the property you are greeted with a double height reception room a wall of windows facing east, and a door leading to the balcony. Extended lease.



On entering the sixth floor there is a large bedroom with a range of fitted wardrobes and windows facing east, a bathroom and separate wc. The double height reception room has a large window overlooking the terrace on the seventh floor. The modern galley kitchen has a washing machine, dishwasher, oven, grill, four ring hob and a good range of cupboards.

The open tread staircase leads to a further two bedrooms, with fitted wardrobes, and a bathroom, there is ample fitted bookcases on this level and a storage cupboard. Both bedrooms have full width windows facing east and doors leading to the large terrace.

Gilbert House stands on tall columns above the Barbican lake and adjacent to the Barbican Arts Centre, with three cinemas, a concert hall, library and several restaurants. There is also a conservatory which is open for tours (fee applies). The Conservatory now houses around 1,500 species of plants and trees, some of which are rare and endangered in their native habitat.

A large Waitrose supermarket is close by on Whitecross Street, and a Marks and Spencer food and clothing store in Moorgate. Five star hotels nearby include The Ned, Montcalm and the South Place Hotel.

Local transport links are superb with Moorgate, Barbican and Farringdon Stations a short walk away offering easy access to the City's financial district as well as London's West End.

The nearest station is Moorgate which offers access to the Elizabeth Line, Hammersmith and City, Circle, Metropolitan and Northern Lines and National Rail. Farringdon Station also offers access to Thameslink.

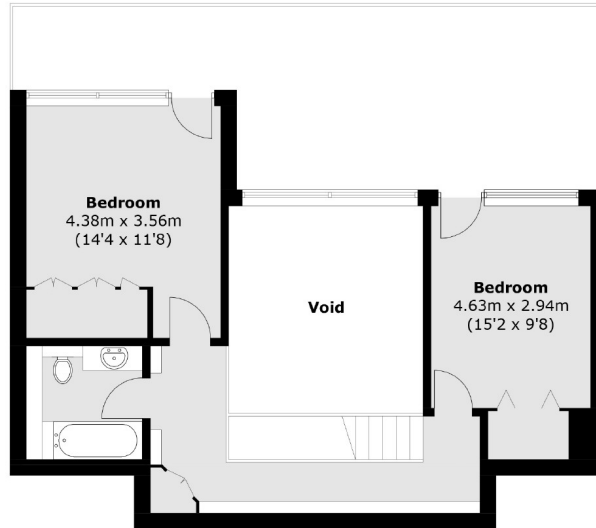
- Three bedroom flat • Top floor • Type 35 •
- Modern kitchen • Large terrace • Extended lease •



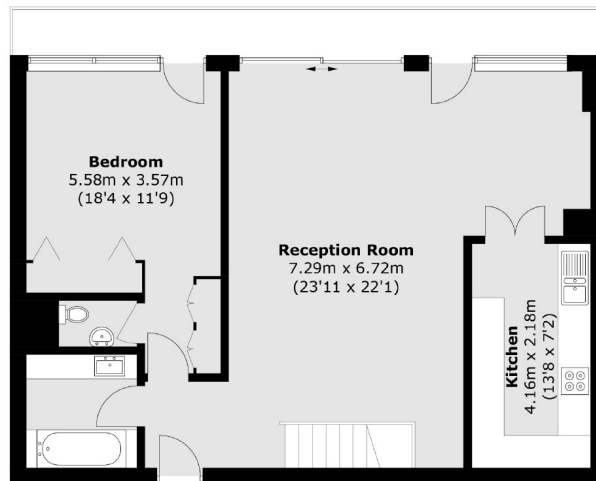




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Seventh Floor



Sixth Floor

Total area (approx.): 124.6 sq. m (1,341.2 sq. ft)
(Excluding Void)

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Energy Rating: . 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.

