

# Frank Harris & Co.



## Ben Jonson House, Barbican, EC2Y

£650,000

A charming, one bedroom Barbican duplex, with a balcony, upgraded kitchen and bathroom with a corner bath. (Type M2B). On entering this flat on the second floor, there is a bathroom with a corner bath, basin with fitted storage below, WC, tiled walls and flooring and a feature mirrored wall. The bedroom has a north aspect with wooden blinds which will remain along with the free-standing wardrobes.



The original hardwood staircase has been preserved which leads down to the reception room with a sliding door leading to a south-facing balcony. The balcony/fire exit can accommodate a small table and chairs with plenty of space for plants. The view is towards the south over the podium towards the Barbican conservatory. The conservatory is one of London's hidden treasures with over 2,000 species of tropical plants and trees. On the same floor is the kitchen, with additional storage and full width window, which has been upgraded with white cabinets, an integrated oven and hob, extractor fan, four ring ceramic hob, fridge/freezer (which will remain), tiled splashback and a tiled floor. There is a good space for a dining table and chairs or a desk

Ben Jonson House is located on the north side of the Barbican estate, with a lift to street level adjacent to Whitecross Street, which houses a Waitrose supermarket and a number of small restaurants. A short walk away (0.3 miles) is Moorgate with a Marks and Spencer food and clothing store, the 5\* Star South Place Hotel with its rooftop terrace and restaurants and a short walk (0.7miles) to Liverpool Street Station.

A short walk away is Moorgate and Barbican tube station with access to the Elizabeth line, Hammersmith and City and the Circle line.

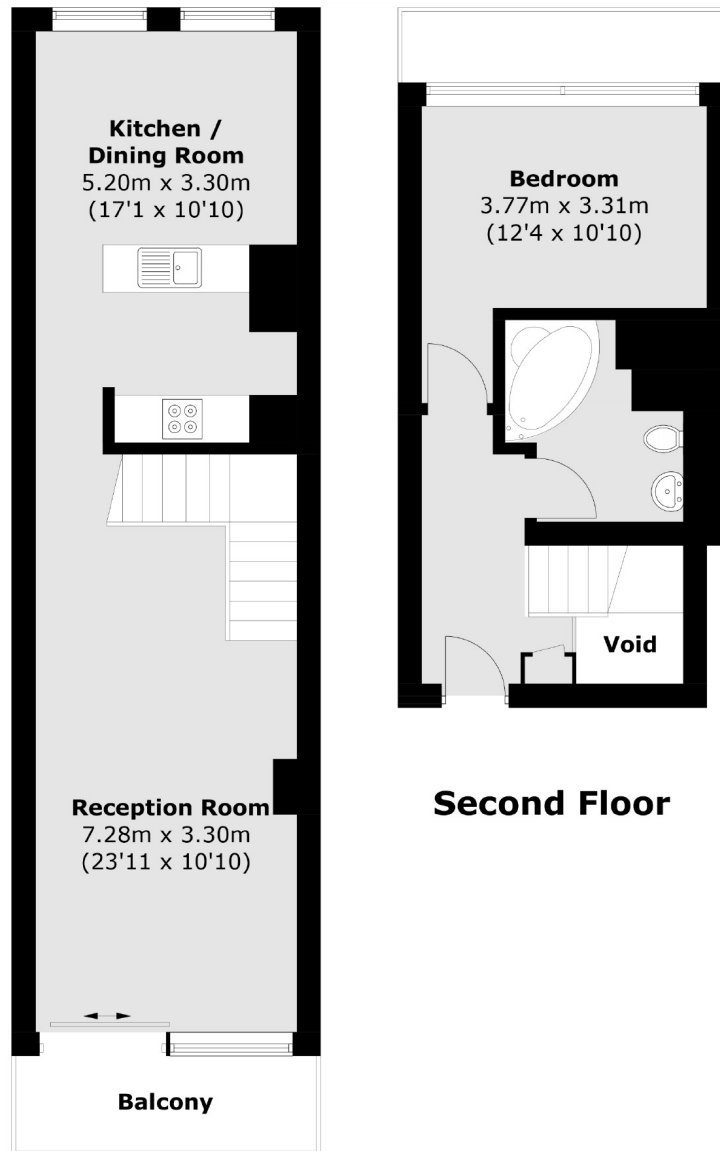
- Duplex one bedroom flat • 1st and 2nd floor • Re-fitted kitchen •
  - Corner bath • No onward chain • South facing balcony •
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## First Floor

Total area (approx.): 66.6 sq. m (716.9 sq. ft)  
Balcony area (approx.): 4.6 sq. m (49.5 sq. ft)

Frank Harris & Co. Barbican and City

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