

Frank Harris & Co.



Andrewes House, Barbican, EC2Y

£985,000

A spacious and versatile one bed apartment located in the heart of the City of London. This fourth floor, middle of the block, Barbican apartment (the very popular Type 20 design) comprises a large L' shaped living-room with full-width, floor to ceiling, south facing windows. With white walls and new carpet throughout, the original sliding room divider provides the ability to make a second bedroom or study as required. The flat benefits from an extended lease.



The original and pristine Brooke Marine kitchen comes with existing white goods to remain including a Neff double oven, washer-dryer and fridge-freezer. Along with an original Barbican white tiled bathroom and separate WC, both with original fittings.

The well-proportioned bedroom enjoys a peaceful aspect with wonderful views over the Barbican conservatory, waterfall, lake and Speed Garden, whilst providing ample space for a king size bed, along with the original fitted double wardrobe and space for other free-standing furniture or a desk.

As with all Barbican properties, residents enjoy under-floor background heating, and access to the private Grade 11* Listed gardens. Parking and cycle storage is available by separate arrangement.

The apartment provides a comfortable, secure and convenient position ideally situated with easy access to excellent local amenities and transport links. There is also a 24 hour car park attendant below the building.

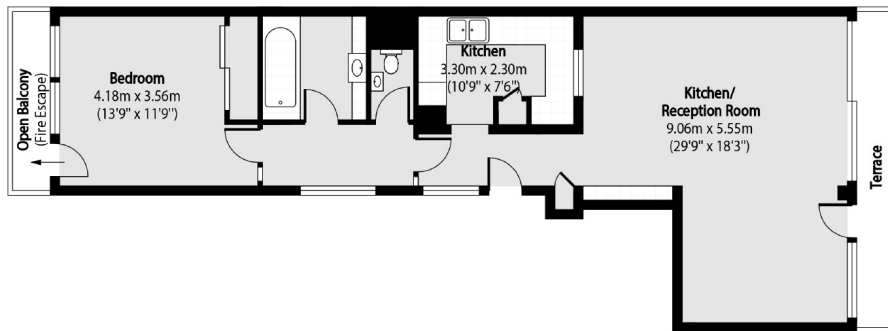
Shopping facilities nearby include a full-size Waitrose supermarket and a Marks & Spencer food and clothing store in Moorgate.

Within a short walking distance of Moorgate, Barbican, Farringdon and St Paul's Underground Stations with access to the Central, Circle and Hammersmith and City Lines and the Elizabeth Line a mere five minutes away.

- One bedroom flat, Type 20 • Extended lease • Original features •
 - Fourth Floor • No onward chain • Over-looking lake •
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Total area (approx): 71.16 sq m (766 sq. ft)

Terrace total area (approx): 5.36 sq m (58 sq. ft)

Frank Harris & Co. Barbican and City

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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.

