

Frank Harris & Co.



Ben Jonson House, EC2Y

£1,325,000

A fabulous two bedroom penthouse, with two bathrooms, a barrel vaulted bedroom with an en-suite shower room on the seventh floor with loft space above and a south facing terrace. Refurbished with a Thomson Brothers kitchen including Miele appliances and a bathroom on the fifth floor level. The apartment offers two balconies, a south-facing terrace, high grade rubber flooring throughout the living areas, updated electrics, new water system and masses of additional bespoke storage.



All the paperwork required for the substantial work undertaken is in place for this Grade II listed property.

The property is entered on the fifth floor, where there is a hall area and cleverly concealed storage under the staircase with plumbing for a washing machine. The bathroom on this level has the original Barbican basin and large bath, but has been carefully updated with a new Duravit toilet integrated into a bespoke unit with mirror-fronted cabinets above. Bedroom two has floor to ceiling windows with a very open northerly aspect. A large bespoke built-in wardrobe offers twice the normal space, due to the water tank having been relocated. The original iconic teak staircase is still in place and benefits from exposed shelving for display purposes. The sixth floor runs the whole width of the building, with floor to ceiling windows at either end providing wonderful light at all times of the day. This floor houses the kitchen, dining, and living areas. Adjacent to the kitchen is the dining area which again offers great views over North London from the floor to the ceiling windows. The reception room is located on the other side of the staircase, It has a southerly aspect with another full height sliding door and a south-facing balcony. A stunning principal suite sits on the top floor, comprising a large bedroom with a double height barrel vaulted ceiling and an en-suite shower room. A loft area has been created above the en-suite to accommodate two hot water tanks and one cold tank to achieve amazing water pressure in the rain shower below and significant additional storage space. The bedroom itself is truly stunning with a wonderful barrel vaulted ceiling and a full width window and engineered oak flooring, bespoke wardrobes and black out blinds. The en-suite has a large walk-in shower a bespoke vanity unit with solid walnut top and Duravit basin. Custom made mirrored cabinets above the basin and further custom made cabinets below create additional storage. Tiled walls and floors complete the renovation. The south facing terrace is accessed from the bedroom and has ample space for a table and chairs, as well as planting.

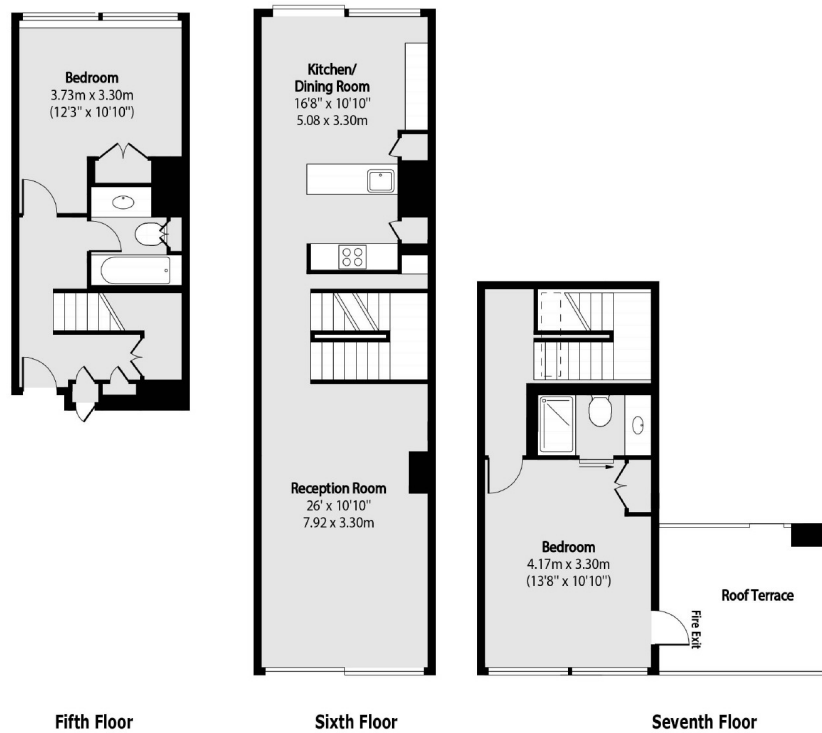
Within walking distance of the Barbican and Moorgate station with access to the







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Total area (approx): 93.37 sq m (1005 sq. ft)

Roof Terrace total area (approx): 9.66 sq m (104 sq. ft)

Frank Harris & Co. Barbican and City
87 Long Lane, London,
EC1A 9ET
020 7600 7000
citysales@frankharris.co.uk

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.

