

# Frank Harris & Co.



## Gilbert House, Barbican, EC2Y

£1,100,000

This one-bedroom type 26H with an original kitchen and bathroom is found on the first floor the the western side of Gilbert House. It has been thoughtfully maintained with the majority of its original features kept in situ, thereby making it a fantastic home for a Barbican enthusiast.



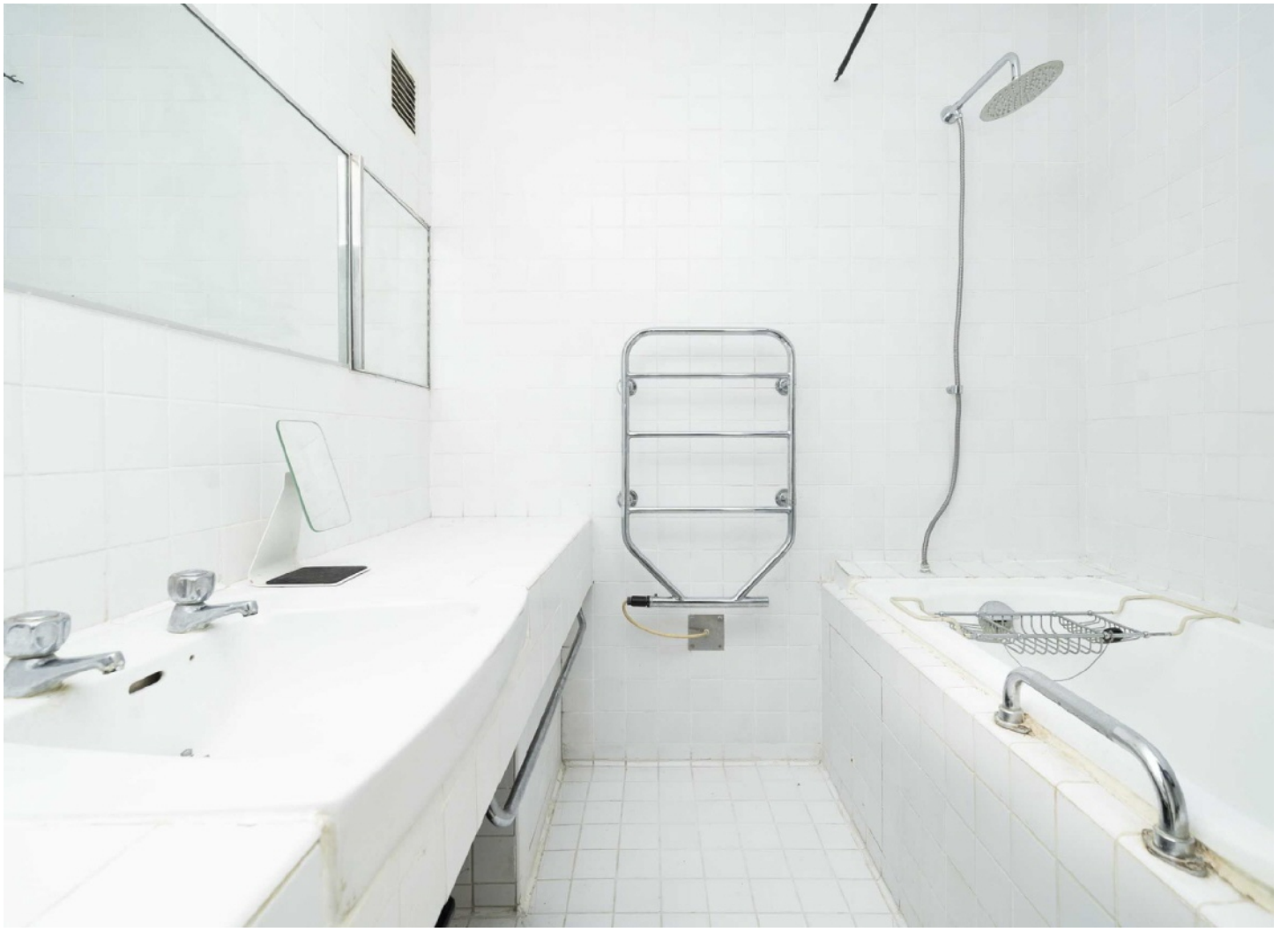
Ideally situated in the middle of the block, it is arguably the most popular style of one bedroom flat on the estate. With floor-to-ceiling windows running the length of the flat, it is bathed in light from early afternoon right through to the evening. Views from the sitting room, dining room and bedroom stretch over the lake and it's water features towards the Thomas More House gardens, which is reserved for the quiet enjoyment of Barbican residents only.

Situated in the centre of the Barbican, you are a short walk from Barbican, Moorgate and Farringdon stations. With access to multiple underground lines, the Elizabeth Line and Thameslink. This provides convenient travel to Luton, Gatwick and Heathrow Airports.

- One Bedroom • Extended lease • West-facing aspect •
- Original kitchen and bathroom • Private residents gardens • Parking available from Estate •

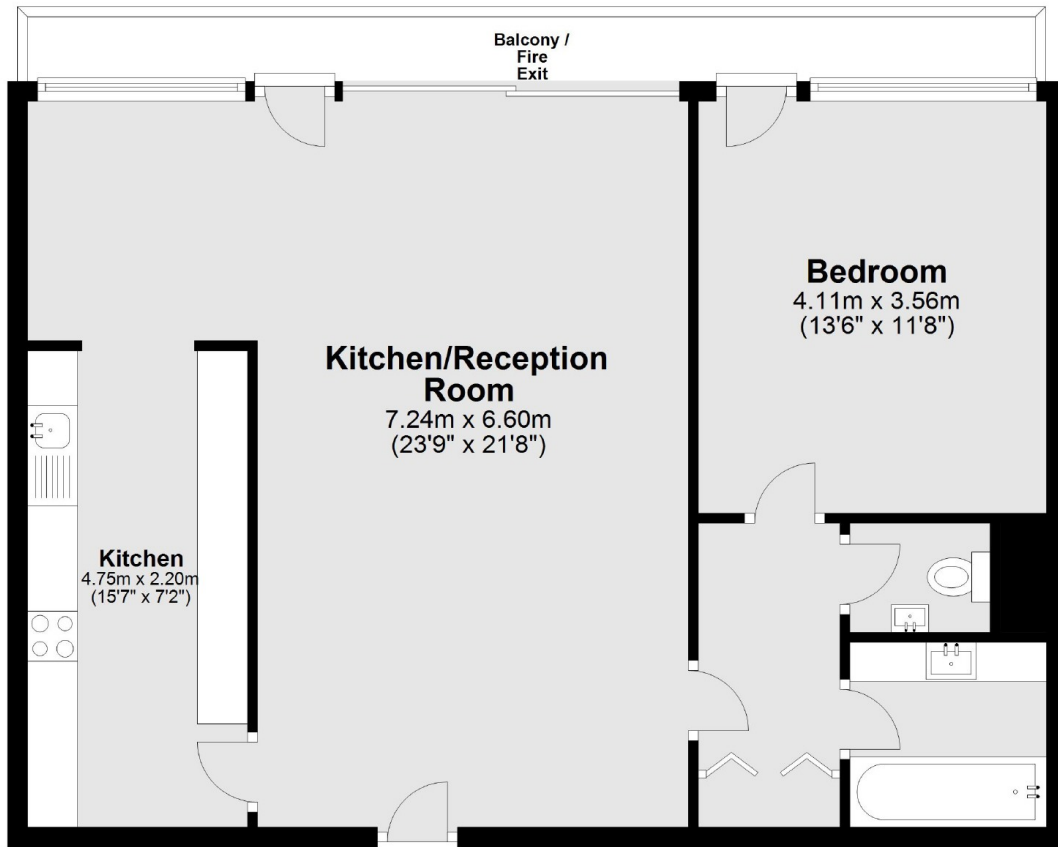






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## First Floor



Main area: Approx. 73.6 sq. metres (792.6 sq. feet)  
Plus balconies, approx. 7.5 sq. metres (80.5 sq. feet)

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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.

