

Frank Harris & Co.



Lauderdale Tower, Barbican, EC2Y

£1,750,000

Situated on the 36th floor this amazing three bedroom tower apartment must be seen. With contemporary interiors and views across London, apartments on this level rarely become available. The property benefits from a bespoke open plan kitchen, shower room and bathroom Type 2B With an extended lease.



On entering the apartment, there is fitted storage for coats and shoes, The reception room is very spacious with full height windows and a full width door allowing access to the partly decked balcony with space for outdoor seating and views towards the iconic buildings of Canary Wharf and the Shard.

The open plan bespoke kitchen has Corian worktops, a combination of solid and panel veneer cabinets, dishwasher, fan oven, washing machine, tumble dryer and a recessed pantry area, there is also a banquette seating area.

The master bedroom has been extended in size and has a bespoke bed frame with fitted storage above and a wall of wardrobes with a dressing table and a full height window. Two further double bedrooms, with space for a double bed or to use as a study with a desk and single bed, both with full height windows and doors leading to the fire exit.

The flat also benefits from independent heating.

Both the bathroom and shower room have white sanitary ware, frosted mirror splash backs, tiled walls, heated towel rails, wood veneer cabinets in American walnut and marmoleum flooring.

The apartment is directly under the flight path for flypasts towards Buckingham Palace, on special occasions a few times a year you will enjoy a low level display of historic aircraft passing directly over the balcony.

Lauderdale Tower benefits from 24 hour porterage, parking and storage cages below the building (at an additional cost).

Situated at the junction of Aldersgate street and a short walk from the new Elizabeth line on Long Lane for easy access to Bond Street 5 minutes, Canary Wharf 10 minutes and Heathrow 45 minutes. There are an abundance of local restaurants and five star hotels within the Square Mile to enjoy.

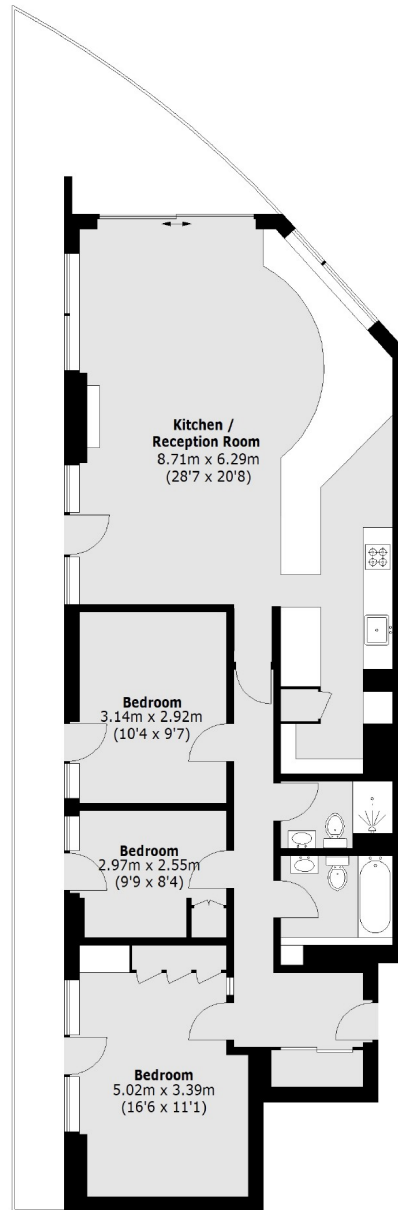
- 36th Floor • Three Bedrooms • Extended Lease •







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Total area (approx.): 112.89 sq. m (1215 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.

