Defoe House, Barbican, EC2Y £1,200,000

A one bedroom flat situated on the 6th floor of arguably one of the most sought after blocks on the Barbican Estate. This Type 20 has been fully refurbished throughout to a high standard. This property features a large L shaped reception room with a bespoke wallbed, leading on to a South facing balcony overlooking the beautiful resident's gardens and lake. Extended lease.

The refurbishment includes remote controlled Silent Gliss blinds, an integrated Sonos sound system with built-in KEF speakers. The kitchen has Miele integrated appliances including a steam assisted oven and plate warmer, dishwasher, pull out larder, a washer/dryer and an induction hob. The bathroom has a large walk-in shower, Corion worktop with a double basin and fitted storage below and a cupboard.
The large bedroom is at the rear of the property with fitted cupboards.
Some items of furniture are available by separate negotiation.

Within walking distance of Farringdon, Barbican and Moorgate stations. To access the Elizabeth line, Circle, Hammersmith and City line and Thameslink for journeys to Luton and Gatwick Airport.
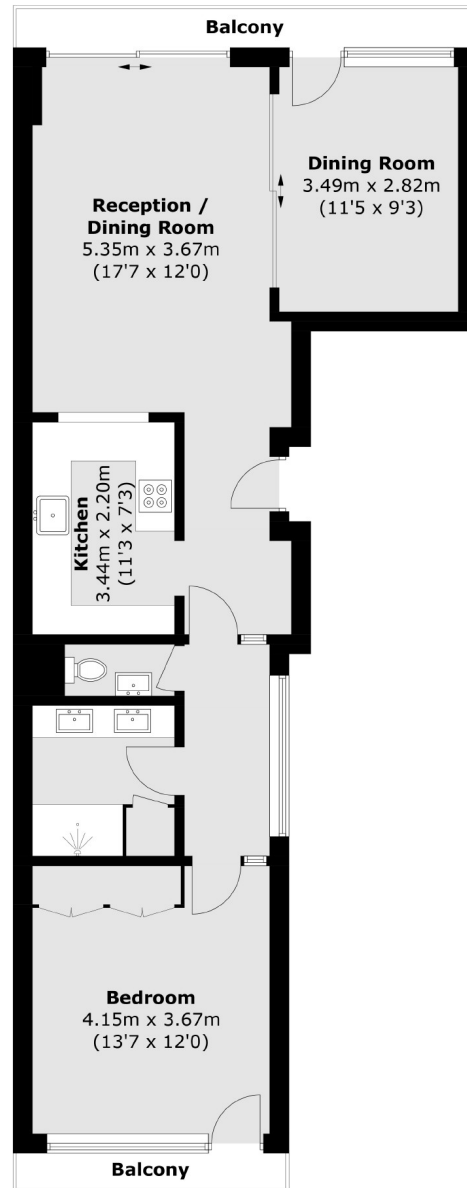
• One bedroom, Type 20 • 6th floor • L-shaped reception room •
• Fully refurbished interior • South facing balcony • No onward chain •

Frank Harris

& Co.

Balcony

**Reception /
Dining Room**
5.35m x 3.67m
(17'7 x 12'0)

Dining Room
3.49m x 2.82m
(11'5 x 9'3)

Kitchen
3.44m x 2.20m
(11'3 x 7'3)

Bedroom
4.15m x 3.67m
(13'7 x 12'0)

Balcony

Total area (approx.): 73.6 sq. m (792.2 sq. ft)
Balcony (approx.): 6.5 sq. m (70.0 sq. ft)

Frank Harris & Co. Barbican and City

87 Long Lane, London,

EC1A 9ET

020 7600 7000

citysales@frankharris.co.uk

frankharris.co.uk