

# Frank Harris & Co.



## The Cobalt Building, EC2Y

£675,000

Situated on a quiet square in the City of London is this two bedroom property with Juliet balconies, two full sized bathrooms and a large separate kitchen. Both bedrooms have full height windows and the master has two fitted cupboards and an en-suite bathroom. The kitchen has a good selection of cabinets, an oven, fridge/freezer, washing machine and dishwasher which will remain. The property has a long lease



The Cobalt Building overlooks the quiet enclave of Bridgewater Square, adjacent to the Barbican Estate and Arts centre with its cinemas, restaurants and theatre. Purpose built in the mid 1990s, with a daytime concierge and secure underground car park. Barbican underground station and other local amenities, including a number of gyms and a Waitrose Supermarket are all within close proximity .

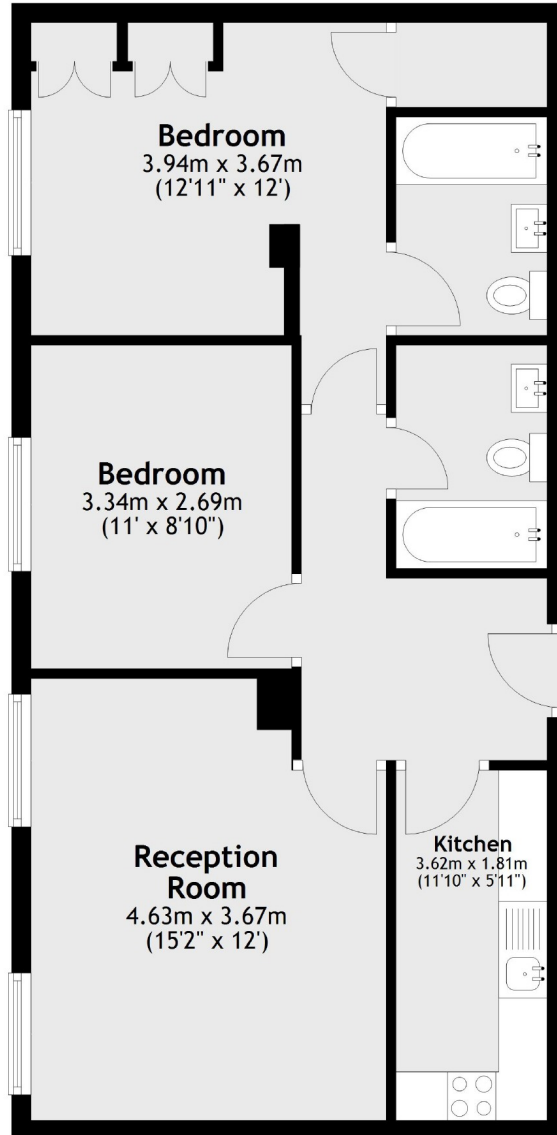
The location benefits from superb transport links, with Barbican, Farringdon and St Paul's stations all being close by. Thameslink services from Farringdon give direct access to Gatwick and Luton airports, and the Elizabeth line direct, fast access to Canary Wharf, Heathrow and Bond Street.

- Two bedroom flat • Separate kitchen • Third floor •
- East aspect • Long lease • No onward chain •





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Total area: approx. 60.4 sq. metres (650.1 sq. feet)

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