

# Frank Harris & Co.



## Breton House, Barbican, EC2Y

£799,000

This larger than average one bedroom duplex (Type P2a), has a modern white gloss kitchen, original teak spiral staircase, updated bathroom and the principle bedroom has a high barrel vaulted ceiling, walk-in wardrobe and access to a west facing un-demised terrace. There is also an extended lease.



Residents benefit from use of the communal gardens, parking, bike storage and storage cages below the building (available by separate negotiation with the Corporation of London), there is 24 hour portorage in the car parks.

There are three cinema screens on the estate along with a library, arts centre, restaurants and conservatory.

Amenities nearby include a full size Waitrose, a good range of restaurants and the Barbican cinema. Transport links include Moorgate, Barbican, and Farringdon with access to the Elizabeth line, Hammersmith and City line, Circle, District, Metropolitan and Thameslink.

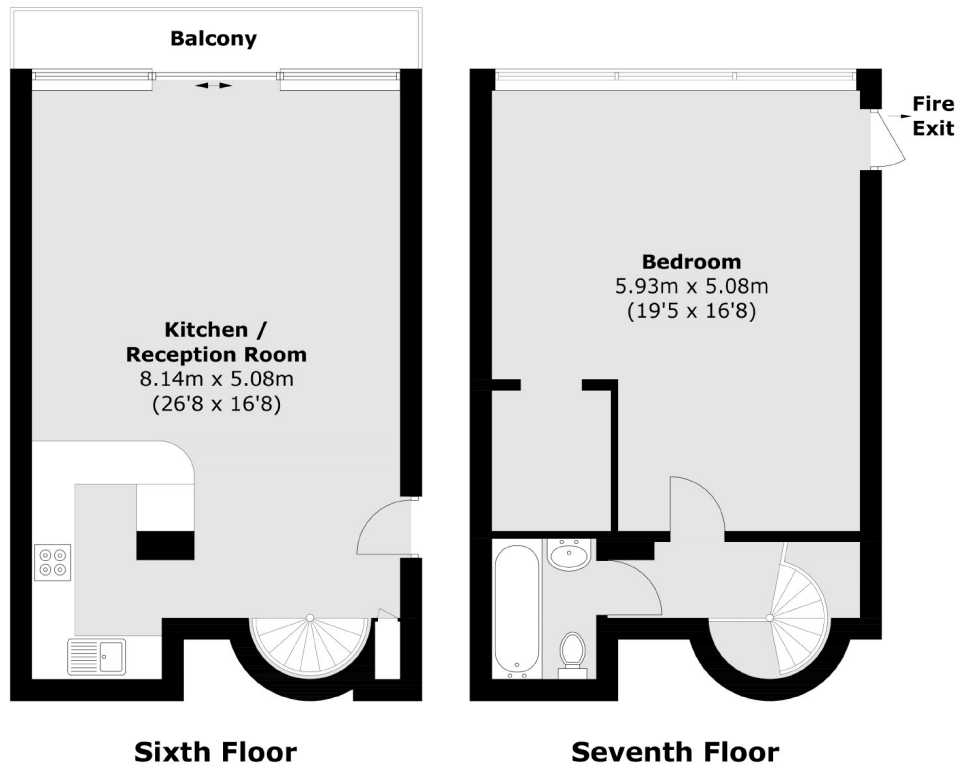
- Large one bedroom • Barrel vaulted bedroom • West facing terrace •
  - Extended Lease • No Onward Chain • Duplex •
-







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**Sixth Floor**

**Seventh Floor**

Total area (approx.): 80.4 sq. m (865.4 sq. ft)  
Balcony area (approx.): 4.5 sq. m (48.4 sq. ft)

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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.

