

# Frank Harris & Co.



## Lauderdale Tower, EC2Y

£1,950,000

An amazing three-bedroom apartment on the 24th floor of the Barbican's Lauderdale Tower, renovated under the careful eye of its current architect owner. While preserving the integrity of the original 'Type 1A' plan, the space has been enhanced by a refined material palette of birch ply, poured resin and raw cement. With predominantly west-facing windows and a wrap around balcony with views towards the London Eye and beyond.



The main living area has a wall of windows facing west, allowing daylight to stream into the space. Bespoke birch ply cabinetry has been used throughout the apartment, contrasting against the original window jambs and framing the far-reaching westerly views. Directional LED wall lights have been used throughout to allow for a sensitive bespoke lighting plan in the evenings. A sliding door opens from the main living room into a second versatile living space which may serve as a dining room, snug or additional bedroom.

Adjacent to the reception room are the breakfast room, kitchen, utility area and bathrooms. Large floor tiles promote depth and draw the eye along the utility room and kitchen through to the dining area, which features a concrete accent wall and a Drop Three pendant light to illuminate the space.

Birch ply is used in the kitchen cabinetry, providing ample storage both above and below a micro-cement countertop. Integrated high-end appliances include a Fisher & Paykel dishwasher, a Siemens cooker and a Siemens induction hob.

The main bedroom features the same breath-taking views from the west-facing windows. A walk-in wardrobe and additional cabinetry provide convenient storage. The second bedroom sits next door, with additional storage by way of a walk-in wardrobe located further along the main hallway.

Within a few minutes walk of both Barbican and Farringdon stations (Thameslink, Hammersmith and City, Metropolitan and Elizabeth line, St.Pauls (Central line) is also close by.

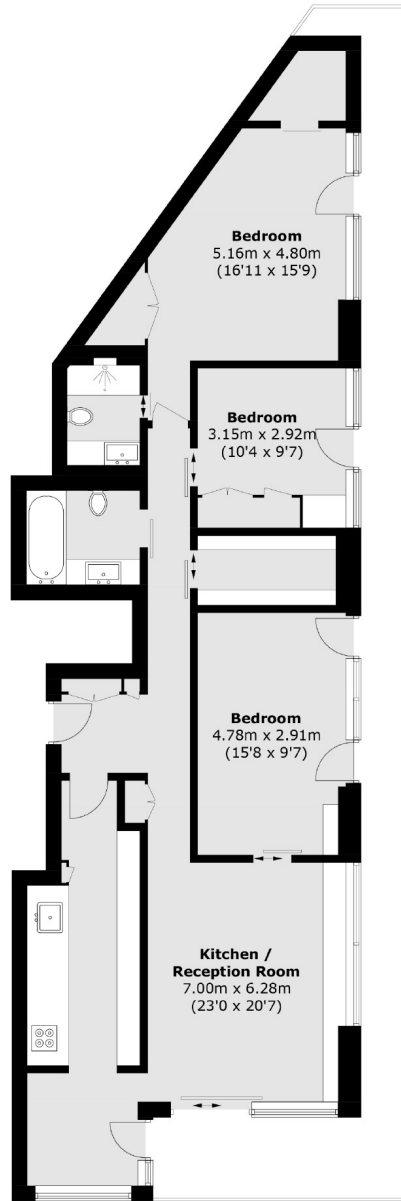
- 24th Floor • Two/ three bedrooms • West aspect •
- Renovated to a high standard • Extended lease • No onward chain •







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Total area (approx.): 106.6 sq. m (1147.4 sq. ft)

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Energy Rating: D. 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.

