

# Frank Harris & Co.



## Bayer House, EC1Y

£650,000

A lovely two double bedroom duplex located on the prestigious Golden Lane Estate. With a modernised kitchen, shower room, south facing reception room, cantilever staircase and a double height sash window to the south facing balcony. Located on the second and third floor. Extended lease.





The modernised kitchen has a fridge, freezer, free standing cooker, washing machine and ample storage. The south facing reception room has wooden flooring, a good sized balcony with space for a table and chairs, two double bedrooms on the top floor with fitted wardrobes and a shower room.

This two bedroom duplex is within a Grade II listed estate in the City of London, The swimming pool and sports facilities are just a short walk away (separate fee payable)

At the end of World War II, following intensive bombing, only about 500 people lived in The City of London. To remedy this, the City announced a competition to design a new estate for the people who would be needed to revitalise the City of London

Chamberlin, Powell and Bon were the winning architect firm. Their radical design was for a modernist estate with flats and maisonettes which offered the residents features unheard of in social housing before or since: cantilevered staircases, parquet floors, towering double-height windows, a swimming pool, tennis courts and a civic centre with a nursery.

The location benefits from superb transport links, with Barbican, Farringdon and St Pauls stations all being close by. A Waitrose supermarket and a good selection of shops are close by. The arrival of The Elizabeth line has cut journey times to Canary Wharf to approximately 8 minutes and Heathrow airport to 30 minutes.

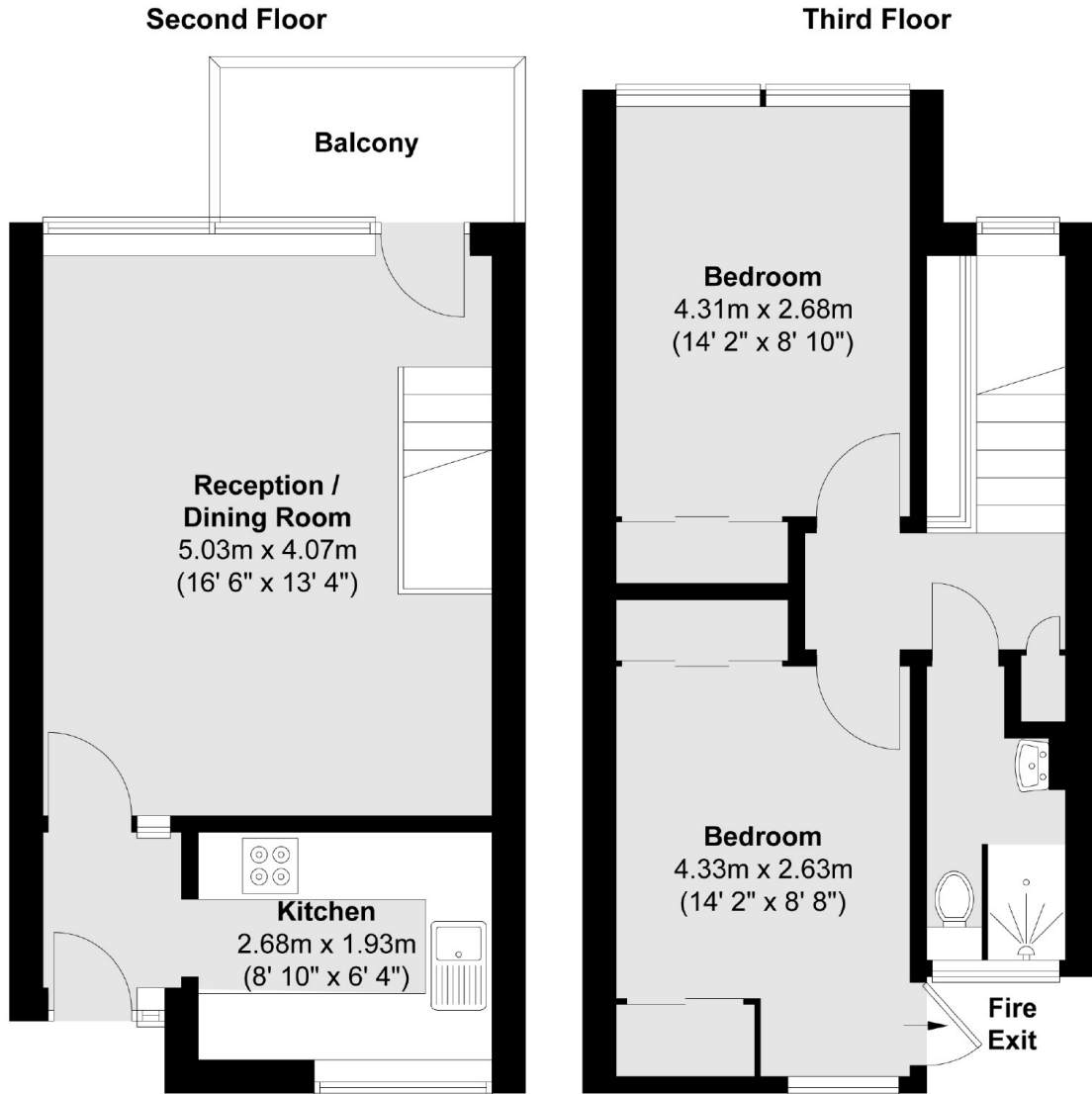
- Two Bedroom Duplex • Grade II Listed Estate • Extended lease •
- Shower Room • Second and Third Floor • No Onward Chain •







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Total area (approx.) : 60.8 sq. m (654 sq. ft)  
Total balcony area (approx.) : 3.7 sq. m (40 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.

