

# Frank Harris

— & Co. —



## Lauderdale Tower, Barbican, EC2Y

£1,595,000

This stunning architect designed flat has the benefit of an open plan kitchen with bespoke teak cabinets and a utility room, resin flooring throughout, fitted furniture in the bedrooms and in the study. With an extended lease and sweeping views over the Barbican estate.



On entering the property there is a coat cupboard and fitted storage, the main bedroom has a wall of fitted wardrobes, bespoke storage and a door to the balcony with full height windows.

Bedroom two is currently used as a study with a fitted desk and storage and Vitsoe shelving available by separate negotiation, bedroom three has a fitted cabinet with speakers and is used as an office with mood lighting.

The bespoke kitchen has ample cupboards created in teak, corian worktops and a utility area housing the washing machine, tumble dryer and fridge/ freezer.

Both the bathroom and shower room are tiled with fitted storage and towel rails.

The Barbican is set within the City of London, just a short walk to the financial district, a Waitrose supermarket is just a short walk away as is Cheapside with shops and restaurants.

Lauderdale Tower was completed in 1974, named after John Maitland, the first Earl of Lauderdale, one of his homes was Lauderdale House on Aldersgate Street.

The iconic Barbican offers residents acres of gardens for exclusive use, a number of restaurants within the arts centre, 3 cinema screens, conservatory and an arts centre. Residents parking and storage cages are available by separate negotiation.

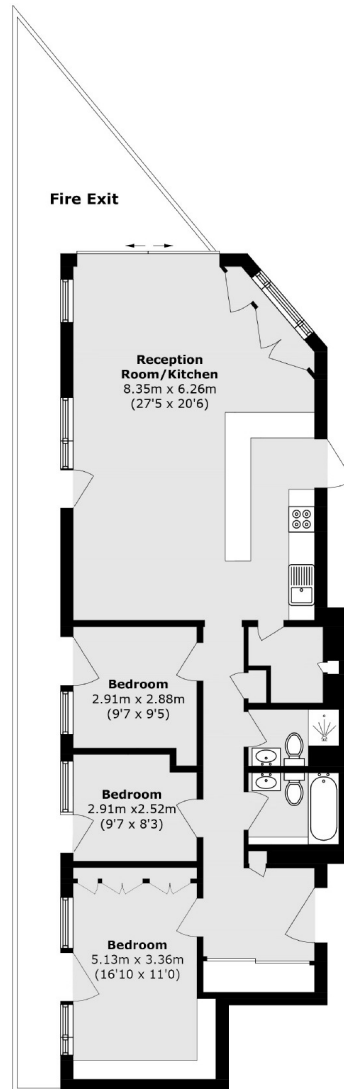
Within a few minutes walk of both Barbican and Farringdon stations (Thameslink and Elizabeth line), St.Pauls (Central line) is also close by.

- Three Bedroom Flat • Two Bathrooms • Extended Lease •
- Refurbished Throughout • Ninth Floor • North/ East Aspect •





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Total area (approx.): 106.8 sq. m (1149.5 sq. ft)

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