

# Frank Harris

— & Co. —



## Andrewes House, Barbican, EC2Y

£975,000

This charming two bedroom flat (Type 21) has been refurbished throughout with a modern kitchen, bathroom and wooden flooring throughout. The reception room is south facing with full height windows looking towards St Alphage Gardens.



The contemporary cream gloss kitchen has an integrated dishwasher, double oven ceramic hob, fridge/freezer, wine fridge, Corian worktop and low level lighting.

There is a separate WC, a bathroom with a large walk in shower, mirror fronted cabinets and storage below the Corian worktop, a heated towel rail, tiled flooring and walls and a storage cupboard housing the washing machine. The inner hall has fitted shelving within the wired glass windows. Both double bedrooms overlook the Barbican lake, with fitted storage in the main bedroom.

Shopping facilities nearby include a full size Waitrose supermarket and a Marks and Spencer food and clothing store in Moorgate.

Just a short stroll from the Barbican Centre with its restaurants, bars and cinemas.

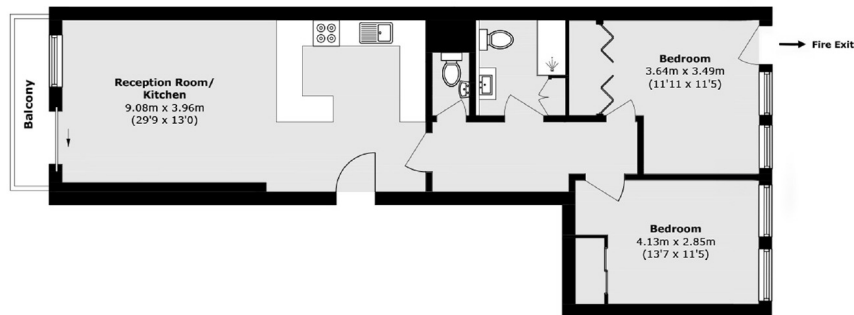
Within walking distance of Moorgate, Barbican, Farringdon and St.Pauls underground stations with access to the Elizabeth line, Central, Circle and Hammersmith & City lines.

- Two Bedroom Flat • Refurbished Throughout • Extended Lease •
- Overlooking The Lake • Separate WC • Shower Room with WC •
- Kitchen Refurbished To A High Standard • Use Of Communal Gardens • Parking And Storage Available By Separate Negotiation •





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Total area (approx.): 73.9 sq. m (795.4 sq. ft)  
Balcony area (approx.): 3.0 sq. m (32.3 sq. ft)

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