

Frank Harris

— & Co. —



Andrewes House, EC2Y

£850,000

This bright, fourth floor one bedroom flat has a south facing reception room with three full height windows and a sliding door leading to the balcony/ fire exit. The original divider is in place which can close the area off to create a second bedroom or dining/ study.

The kitchen has the Brooke Marine cabinets and stainless steel worktops, original bathroom, separate wc and the bedroom overlooking the Barbican lake.



The reception room looks south, overlooking the secluded St Alphage Garden which is sunk below road level and parts of the Roman City Wall are at its southern boundary. There is seating and numerous flower beds to enjoy a peaceful retreat from the City.

Barbican residents also have sole use of the private gardens and lake side views.

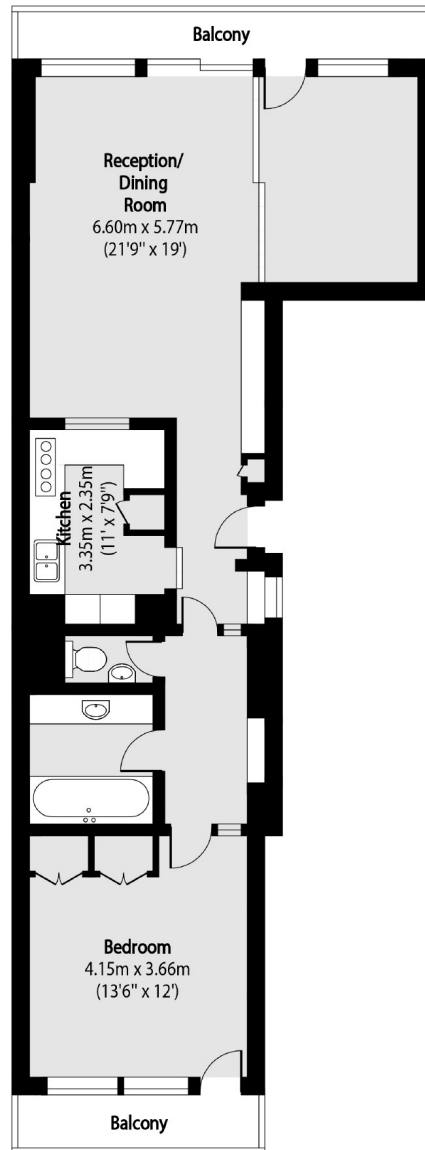
Shopping facilities nearby include a full size Waitrose supermarket and a Marks and Spencer food and clothing store in Moorgate.

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

- One Bedroom Flat • Type 20 • Original Features •
- 4th Floor • Overlooking The Lake • Use Of Residents Gardens •



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Total area (approx): 73.30 sq m (789 sq. ft)

Balcony total area (approx): 9.29 sq m (100 sq. ft)

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