

Frank Harris

— & Co. —



St. Bartholomew House, West Smithfield, EC1A

£850,000

A spacious one bedroom flat presented in immaculate condition overlooking the historic St. Bartholomew The Great Church.

The dual aspect reception room has three large sash windows and is open plan to the kitchen with integrated Siemens appliances including a dishwasher, fridge/freezer, oven, microwave and hob. There is a contemporary bathroom and bedroom with a fitted cupboard.



This charming apartment is located in the heart of West Smithfield. Situated on the first floor of a building fully refurbished in 2017, this apartment offers a modern living space with magical historical charm. The stunning views of St. Bartholomew The Great Church from the property provide a serene and picturesque backdrop.

Some of the standout features of this apartment is its Grade II listed common parts, the stunning views from the reception room, lift access to all floors, immaculate condition of the apartment, comfort cooling, independent gas heating, which all add character coupled with contemporary living to the building but also reflect the rich history of the surrounding area.

The building is accessed via a Video Entry System and benefits from an automated bike storage area in the basement providing secure lock up space for any expensive bike.

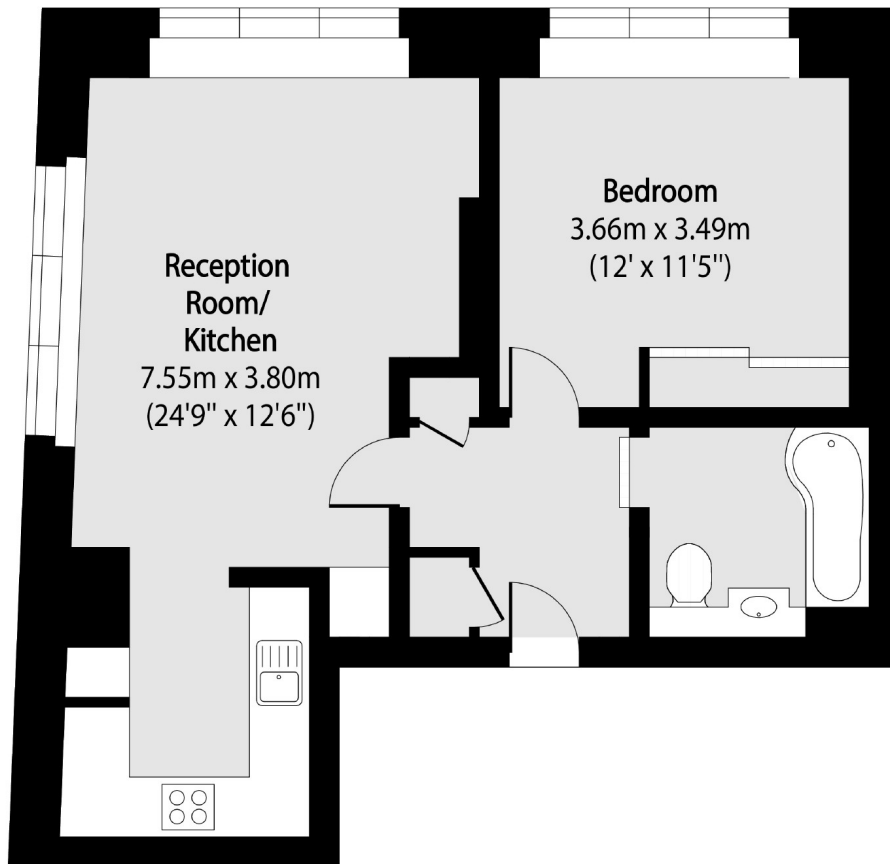
The location benefits from superb transport links, with Barbican, Farringdon and St Pauls stations all close by with access to the Elizabeth Line, Circle, Hammersmith and City, Metropolitan Line and Thameslink.

- One Bedroom Apartment • Overlooking Church • Former Lyons Tea House •
- Sash Windows • High Ceilings • No Onward Chain •



Frank Harris

— & Co. —



Total area (approx): 48.33 sq m (520 sq. ft)

Frank Harris & Co. Barbican and City
87 Long Lane, London,
EC1A 9ET
020 7600 7000
citysales@frankharris.co.uk

Energy Rating: C. 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.

