

# Frank Harris

— & Co. —



## Defoe House, Barbican, EC2Y

£1,895,000

A stunning three bedroom corner flat, rarely available Type 56. The flat has a large open plan kitchen with a central island and storage below, granite worktops and a good sized dining area. Bedroom three is currently being used as a second reception room / study.

The reception room looks west with sweeping views across the estate. A newly fitted bathroom has been added and the main bedroom has an en suite shower room.



Defoe is one of the more popular blocks on the estate with views towards the residents only gardens and a lift directly down to street level. The car park has an attendant 24 hours a day.

The flat has street free access to the Barbican Arts Centre, the largest of its kind in Europe, just 50 yards away. It has the concert hall, the home of the London Symphony Orchestra, three cinema screens, two art galleries and three theatres. It is the London home of the Royal Shakespeare Company and has one of the largest public libraries in London.

Food shopping includes a large Waitrose nearby with a Marks and Spencer food and clothing store in Moorgate. The flat is on the Barbican corner closest to Barts Hospital, as well as to the Museum of London and Smithfield Market with a wide range of first-class restaurants.

Within walking distance of Farringdon, Barbican and Moorgate stations. To access the Elizabeth line, Circle, Hammersmith and City line and Thameslink for journeys to Luton and Gatwick Airport.

- Three Bedroom Flat • Refurbished Throughout • 3rd Floor •
  - Bathroom And En Suite • Extended Lease • Type 56 •
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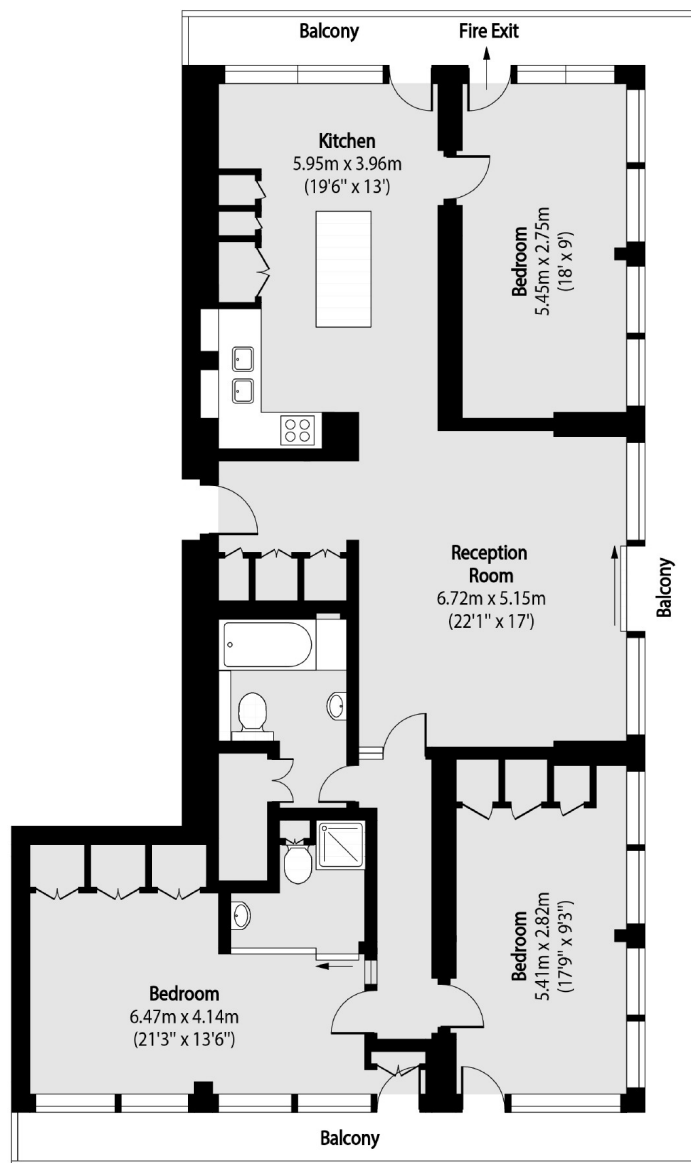








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Total area (approx): 124.47 sq m (1340 sq. ft)

Balcony total area (approx): 30.39 sq m (327 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.

