

# Frank Harris — & Co. —



## Ben Jonson House, EC2Y

£785,000

Refurbished to a high standard by Thomson Brothers, this lovely one bedroom flat must be seen, with a contemporary shower room and bedroom on the second floor, the original teak stairs lead down to a south facing reception room with a large balcony overlooking the podium, a contemporary kitchen with space for a dining table and chairs, marmoleum flooring throughout. Extended lease.



On entering the property there is a hallway with Vitsoe shelving, a sleek, fully tiled shower room with a walk-in shower, built in storage and heated mirror fronted cabinets, corian worktop and basin.

The bedroom is at the rear of the property with a full height window, a water tank installed in 2022 and moved into a separate storage cupboard and bespoke wardrobes.

The reception room benefits from a south aspect, with a full height, full width door and window to the balcony.

A contemporary kitchen has an integrated Bosch washing machine, fridge and freezer, Miele oven and induction hob and a good range of cabinets.

The flat was refurbished throughout in 2022 by Thomson Brothers with all the relevant permissions in place.

In the heart of the City of London, Barbican residents benefit from use of private gardens, collection of refuse from their door, parking and storage cages below the buildings are available by separate negotiation, 24 hour portorage in the car parks. The Barbican Centre offers three cinema screens, restaurants, a concert hall and conservatory, shopping facilities include a Waitrose supermarket on Whitecross Street and One New Change shopping Centre on Cheapside.

Clerkenwell is a short walk away with a number of Michelin star restaurants, bars and residential streets, the Square Mile is home to the Bank of England and the financial hub of the City, 5 star hotels include The Ned and the South Place Hotel.

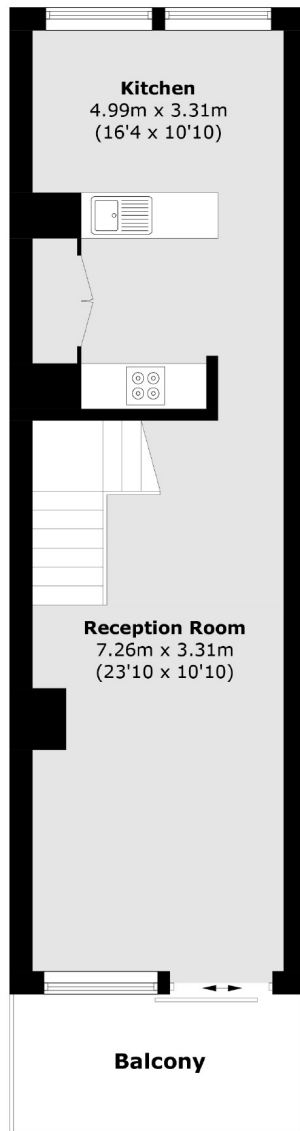
Within walking distance of Barbican and Moorgate station, with access to the Northern, Elizabeth, Circle, Metropolitan and Hammersmith and City Line.

- One Bedroom Duplex • Type M2B • Refurbished Throughout •
  - Vitsoe To Remain • Extended Lease • South Facing Balcony •
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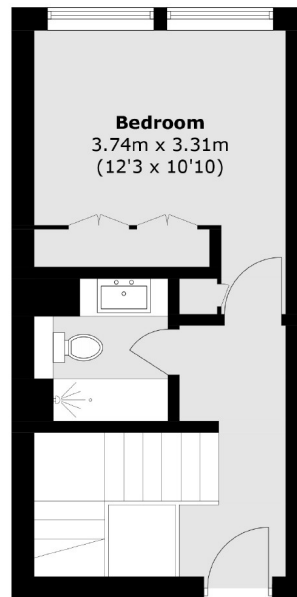




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**First Floor**



**Second Floor**

Total area (approx.): 65.2 sq. m (701.8 sq. ft)  
Balcony: 6.9 sq. m (74.3 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.

