

Frank Harris — & Co. —



Barbican, EC2Y

£1,650,000

This large three bedroom apartment is nestled within the Barbican Estate, with a lift directly down to the Barbican Arts Centre, with its cinemas, restaurants, library, concert hall and conservatory. Located on the 8th floor overlooking the peaceful sculpture court, with three double bedrooms, two bathrooms and an open plan kitchen to the reception room.



The flat has a South/ West aspect and benefits from the afternoon sun and distant views of the Shard and beyond, with hard wood floors in the hall and open plan living areas along with high gloss units in the kitchen, Siemens appliances and sliding doors onto the balcony. Two of the bedrooms have fitted wardrobes with the principal bedroom having an en-suite shower room.

There are multiple entrances to the building from the car parks, podium level, street level and via the main entrance to The Barbican Centre located on Silk Street. The property is sold chain free and the development offers ample parking facilities (separate charges apply).

Food shopping includes a large Waitrose nearby with a Marks and Spencer food and clothing store in Moorgate. There are a number of five star hotels and restaurants within walking distance in Clerkenwell and the City.

With outstanding transport links to all London airports via the Elizabeth Line at Farringdon, and the Barbican tube station (Hammersmith & City, Circle and Metropolitan lines) along with stops for several bus routes. It is close to St Paul's Cathedral in the heart of the City of London.

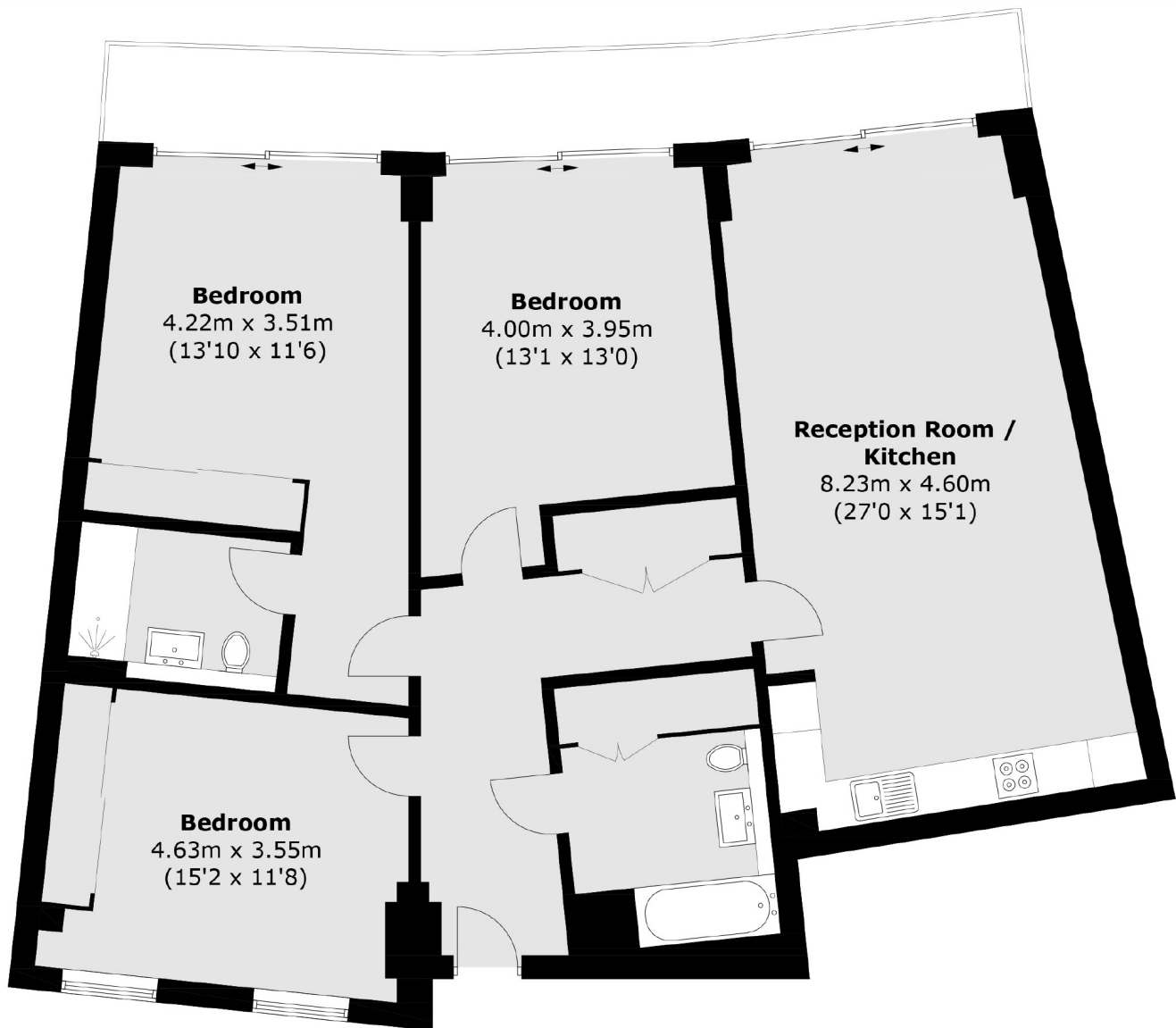
- Three Bedrooms • Contemporary Interior • 8th Floor •
 - Quiet Location • South/West Facing • No Onward Chain •
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Total area (approx.): 119.9 sq. m (1,290.6 sq. ft)
External area : 13.8 sq. m (148.5 sq. ft)

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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.

