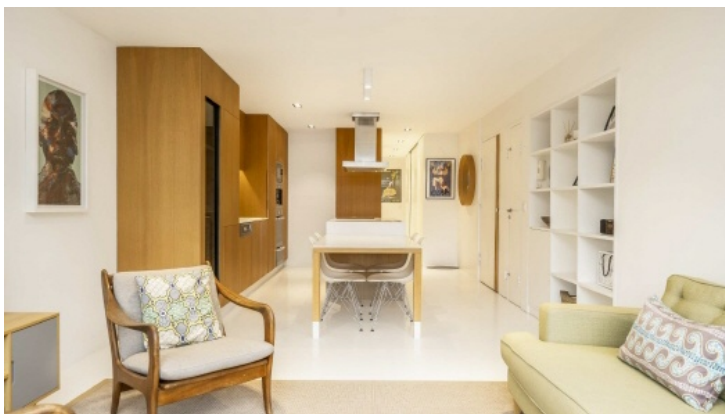


# Frank Harris & Co.



## Speed House, Barbican, EC2Y

£1,100,000

An outstanding two bedroom flat (Type 21), located on the 5th floor with views over the residents gardens and the lake. Refurbished to a very high standard throughout. With a south facing reception room which is open plan to the bespoke kitchen, a bathroom with both a bath and a shower, and extensive storage. Two double bedrooms at the rear of the property with fitted wardrobes. The property has an extended lease.



On entering the property there is an open plan kitchen with plywood cabinets, extensive storage, integrated Miele appliances including a dishwasher, induction hob, microwave, plate warming drawer, fridge/freezer, coffee machine, Grohe hot tap and wine fridge. The hot water cylinder is easily accessible inside a cupboard. The worktops are Corian along with the fitted dining table. The flooring is poured resin throughout, with remote controlled blinds, lowered ceilings to accommodate the downlighting.

The fitted storage cupboards within the inner hall area also have two workstations. The bathroom has a Japanese soaking tub, separate shower, wash basin with storage and mirror fronted cabinets with a Duravit. There is a fitted cupboard which accommodate the washing machine and tumble dryer. SensoWash toilet. Both bedrooms have fitted cupboards, and black out curtains which will remain.

The Barbican estate has a variety of local amenities to offer including a large Waitrose on Whitecross Street and a Marks and Spencer food and clothing store in Moorgate, The Arts Centre also offers architectural walking tours (small fee applies), three cinema screens, library and an array of restaurants.

One New Change shopping centre on Cheapside is open seven days a week with a good range of shops and eateries.

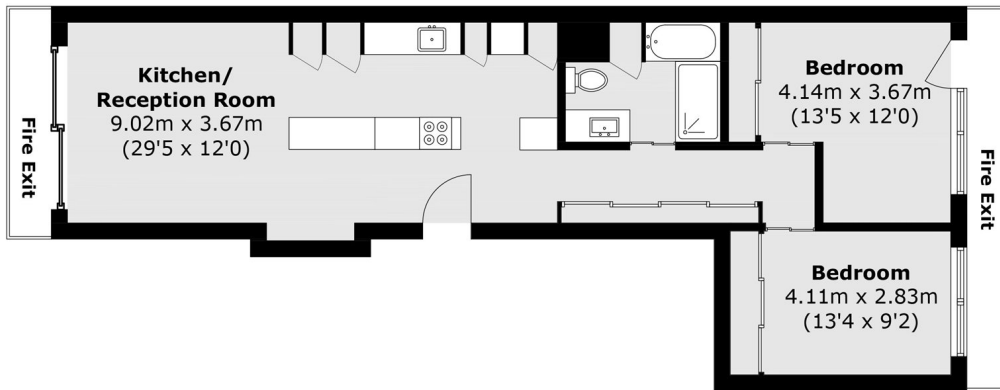
Restaurants of note nearby in Clerkenwell include the Michelin starred Club Gascon, Fergus Henderson's St John and Le Café du Marché tucked away on Charterhouse Square next to the historic Charterhouse.

Speed House is close to both Moorgate tube station and a short walk from the new Farringdon station on Long Lane which operates the Elizabeth line for access to both Bond Street and Canary Wharf in under ten minutes as well as Heathrow in under 45 minutes.

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Total area (approx.): 73.7 sq. m (786.8 sq. ft)  
(Exclude fire exit)

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Energy Rating: . 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.

