

Frank Harris — & Co. —



Andrewes House, Barbican, EC2Y

£899,950

A well proportioned two bedroom flat situated on the fourth floor (Type 21). The property has been preserved with the original Brooke Marine kitchen, bathroom and wc which are all in good order. The kitchen has a washing machine, fridge/freezer and a Bosch oven. The reception room faces south with a full height window and door to the balcony. Both bedrooms are overlooking the peaceful Barbican lake. The property benefits from an extended lease.



Opposite Andrewes House is St Alphage Garden which is set below road level and parts of the Roman City Wall are at its southern boundary. There is seating and numerous flower beds to enjoy a peaceful retreat from the City.

Barbican residents enjoy access to private gardens, and 24 hour car park attendants, Secure storage and parking spaces beneath the building are available by separate negotiation.

The Barbican Arts Centre provides three on-site cinema screens, restaurants, bars, a concert hall, library and a magnificent conservatory. Walking tours are also available from the centre to discover its rich history.

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

- Two Bedroom Flat • Type 21 • 4th Floor •
 - Original Features • Extended Lease • No Onward Chain •
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Total area (approx.): 72.3 sq. m (778.2 sq. ft)

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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.

