

# Frank Harris & Co.



## **Gilbert House, Barbican, EC2Y**

**£974,000**

Set in a tranquil location in the middle of the Barbican estate away from all the main roads and surrounded by the Barbican lake is this spacious one bedroom apartment. Type 32. The large L-shaped reception room has ample space for dining next to the galley kitchen with the original concertina divider. The owners have preserved the original features in the galley kitchen, including the stainless steel worktop and cupboards. Extended lease.



The kitchen has a freestanding fridge/ freezer, washing machine and dishwasher. The bathroom has the original bath and tiled vanity unit. The flat overlooks the Barbican lake and enjoys the morning sun along with the waterfall with an east aspect.

Gilbert House is arguably one of the most sought after blocks on the Barbican estate, sitting above the lake and located next to the restaurants and arts centre.

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 a short walk to Barts Hospital, as well as Cheapside with its shops and restaurants open seven days a week and Clerkenwell with a wide range of first-class restaurants.

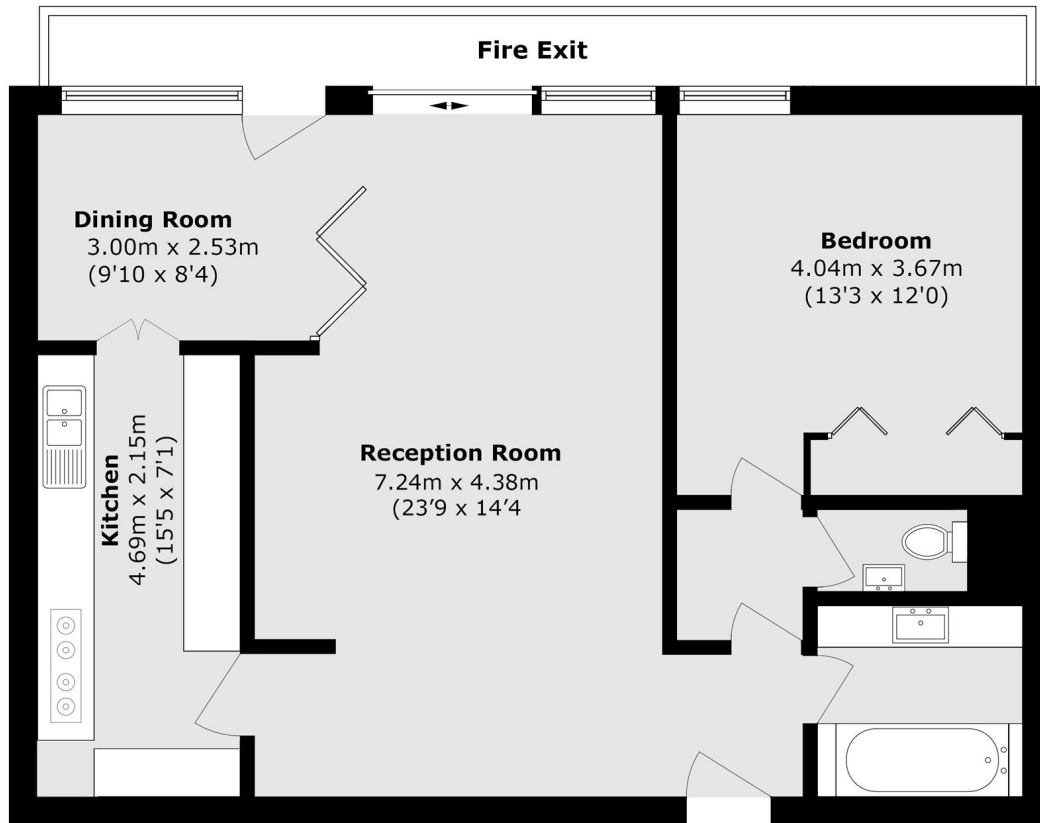
Local transport links are superb with both Barbican, Moorgate and Farringdon Stations a short walk away offering easy and quick access to the City's financial district as well as London's West End. Farringdon Station offers access to the Elizabeth Line, Hammersmith and City, Circle, Metropolitan and Thameslink.

- One Bedroom Flat • Type 32 • Original Features •
  - Extended Lease • No Onward Chain • Lakeside Location •
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Total area (approx.): 75.6 sq.m (813.7 sq.ft)

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