

# Frank Harris & Co.



## Ben Jonson House, Barbican, EC2Y

£1,100,000

A larger than average, rare style of two bedroom duplex apartment, Type M3D. Entering on the second floor there is a large hallway with floor to ceiling windows and a door to the balcony, a large principal bedroom overlooking the podium, a second bedroom looking north and a shared bathroom. The reception room on the first floor with a kitchen and an unofficial third bedroom/ study. The property benefits from an extended lease.



Located on the corner of Ben Jonson House with views over the podium towards the Dolphin fountain, the property boasts the original mahogany staircase as well as a modernised bathroom and kitchen, with integrated appliances to remain.

The main reception room has direct access to a double width balcony large enough for table and chairs. The upper floor also benefits from a balcony on three sides.

Barbican residents benefit from use of communal gardens, 24 hour portorage in the car parks, refuse collection from their door, parking spaces, bike storage and storage cages are also available by separate negotiation with the City of London.

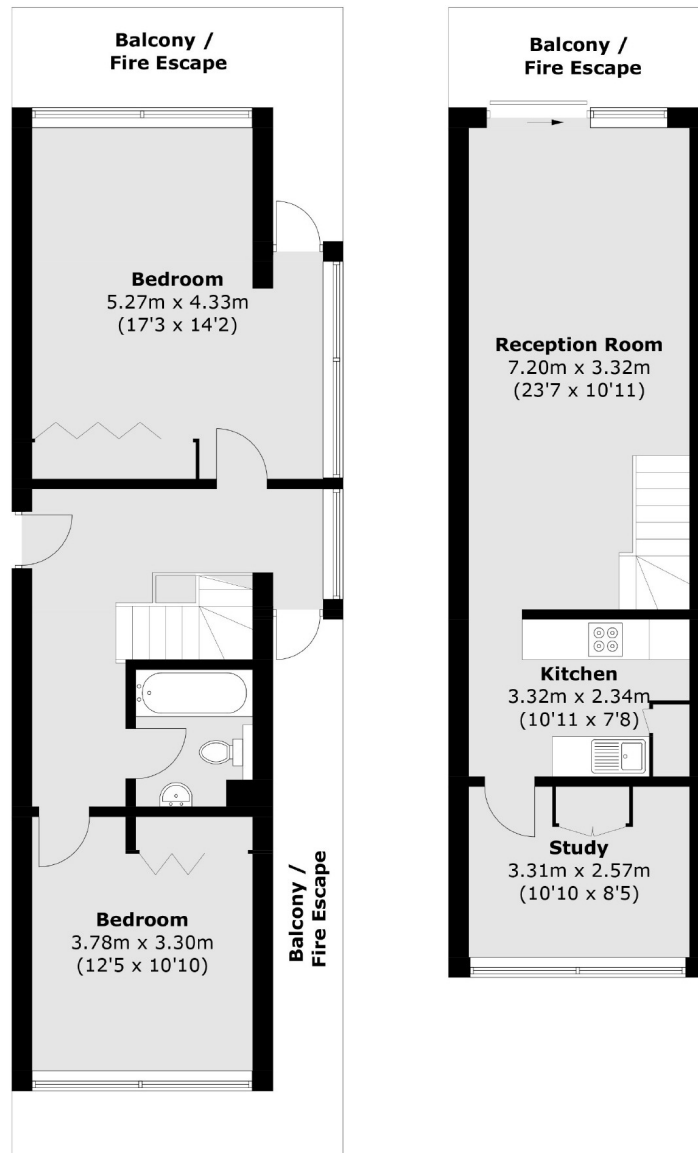
The service charges include building insurance, background heating and general maintenance of the estate. Architecture tours of the Barbican estate are bookable through the arts centre, the estate has its own cinema, conservatory and theatre (fees apply).

Within walking distance of Moorgate, Liverpool Street (mainline station), Barbican and Farringdon Stations, with access to the Elizabeth line, District and Circle Lines, Hammersmith and City line

- Offers in excess of • Two bedroom duplex • Type M3D •
- Corner flat • Extended lease • Used as three bedroom •



# Frank Harris & Co.



**Second Floor**

**First Floor**

Total area (approx.): 93.3 sq. m (1004.3 sq. ft)

Frank Harris & Co. Barbican and City

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