

Frank Harris & Co.



Speed House, Barbican, EC2Y

£1,800,000

A rarely available, three bedroom corner flat on the fourth floor (Type 85) featuring a south facing reception room overlooking the Barbican gardens, Three large bedrooms, a bathroom, separate wc and an open plan kitchen to the dining area. The flat has fabulous views across the estate to the Conservatory and beyond.



One of the largest apartments to be found within the estate on one floor, it encompasses a complete wraparound balcony/fire-exit. On entering this property there is an inner hall area, with a coat cupboard and separate wc. The reception room looks south with floor to ceiling windows and a door leading to the balcony. The kitchen is open plan, with a good selection of cupboards, a dishwasher, fridge/freezer, washing machine, fitted oven, microwave and ceramic hob, a separate dining area faces north. Bedroom three has fitted storage and a door to the balcony, with views north and west from the full width windows. The family bathroom has a white suite. The master bedroom has a large fitted wardrobe and windows facing west over the Barbican conservatory. Bedroom two (also currently used as a study) has plenty of space for a kingsize bed and wardrobes, windows and a large sliding door to the balcony/ fire exit.

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), a cinema, 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 restaurants. 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.

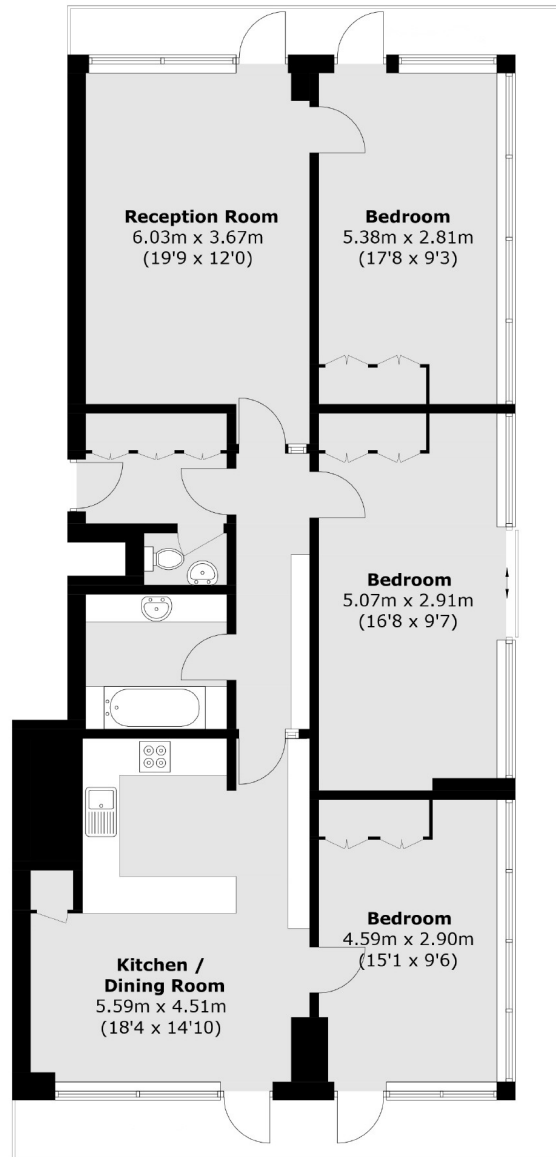
- Three bedroom flat • Type 85 • Fourth floor •
- Modernised kitchen • Original bathroom • Extended lease •







Frank Harris & Co.



Total area (approx.): 115.1 sq. m (1,238.9 sq. ft)

Frank Harris & Co. Barbican and City
87 Long Lane, London,
EC1A 9ET
020 7600 7000
citysales@frankharris.co.uk

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.

