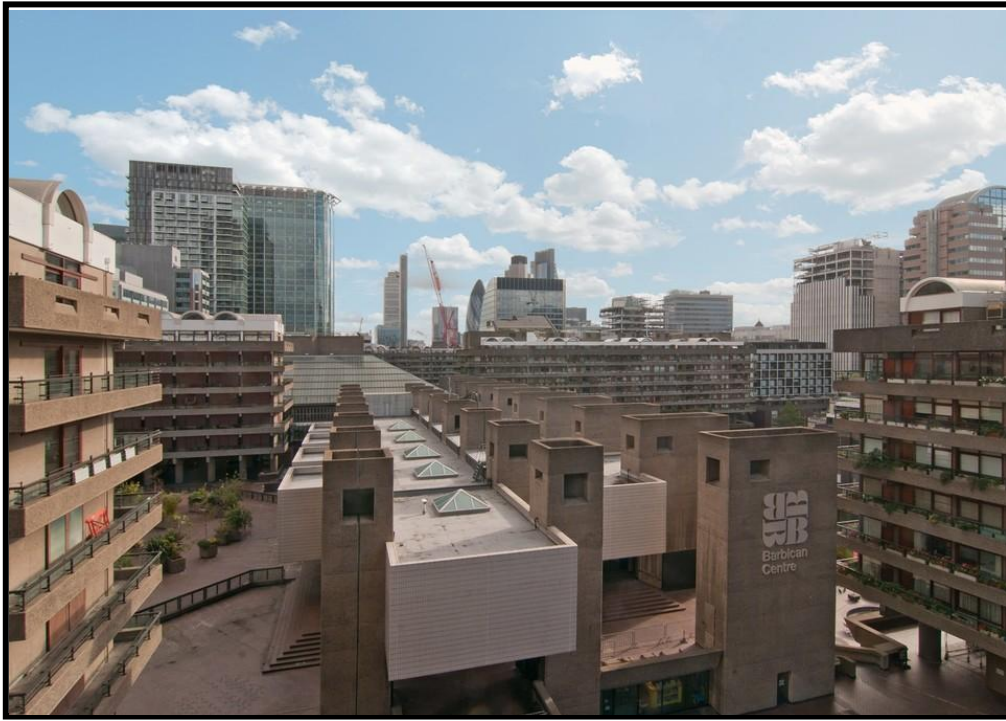




Shakespeare Tower Barbican EC2
£1,640,000







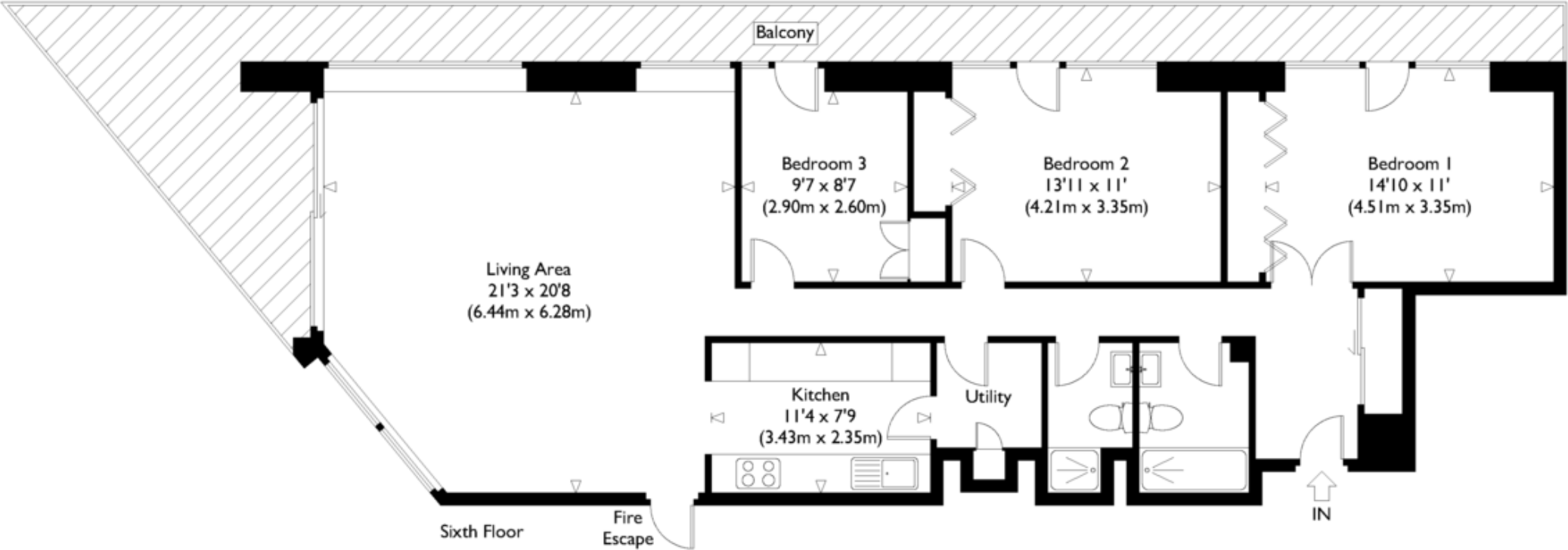
This 3 double bedroom tower flat is not to be missed. With no onwads chain, it offers stunning city views, modernised kitchen and bathroom, bright and airy double reception room with sliding doors to a wraparound balcony/terrace and underfloor heating (included in the service charge). Shakespeare Tower has a 24 hour concierge, 3 lifts and underground parking (subject to contract). There is excellent transport, having the Barbican (Circle, Hammersmith & City, Metropolitan lines) on its doorstep and Moorgate (Northern line), St Paul's (Central Line), Mansion House (District Line) and Farringdon Station are also within short walking distance. Farringdon Station will soon be a vital interchange between North-South Thameslink and the East-West Crossrail service, meaning a direct 9 mins access to Canary Warf and 3 mins for Bond Street. Waitrose is located nearby, as well as West Smithfield an area that has seen a huge regeneration, seeing incoming small food outlets, coffee shops, bars and restaurants. Also, Smithfield Meat market will be vacated (date to be announced), with the Museum of London moving in (2024). There are plans for this area to be part of the world beating Cultural Mile, and will be transformed into a world food and gastro destination. Built in 1971, the Barbican Estate is the finest achievement of the architects Chamberlin, Powell & Bon, who drew inspiration on Modern architecture. Their vision has created a unique urban village community devoid of traffic with immediate amenities including the Barbican Arts Centre, a church, school, library and shops. The estate was Grade II-listed in 2001 in recognition of its extraordinary contribution to London's urban landscape.

Terms: Subject to contract Tenure: Leasehold extended 174 year lease Service Charge: £8,039.00 1 April 2021 to 31 March 2022 Ground Rent: £0 Local Authority: City of London

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad descriptions of the property of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, Photographs and floor plans remain exclusive to Hamilton Brooks.

SHAKESPEARE TOWER EC2Y 8DR



Approximate Gross Internal Floor Area : 1189 sq ft / 110.5 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.