



Defoe House, Barbican, London, EC2Y 8ND

Asking Price £675,000

- Superb Garden Views
- One large Double Bedroom
- Brooke Marine Kitchen
- South Facing
- Good size Reception Room
- Grade II Listed
- Flooded with Light
- All Original Condition
- Original Bathroom

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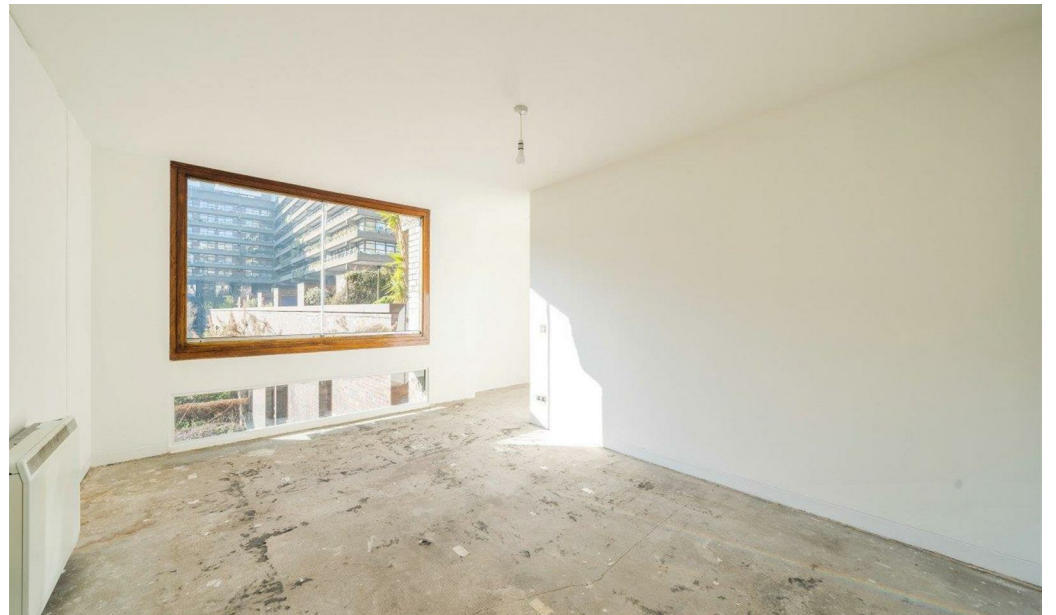
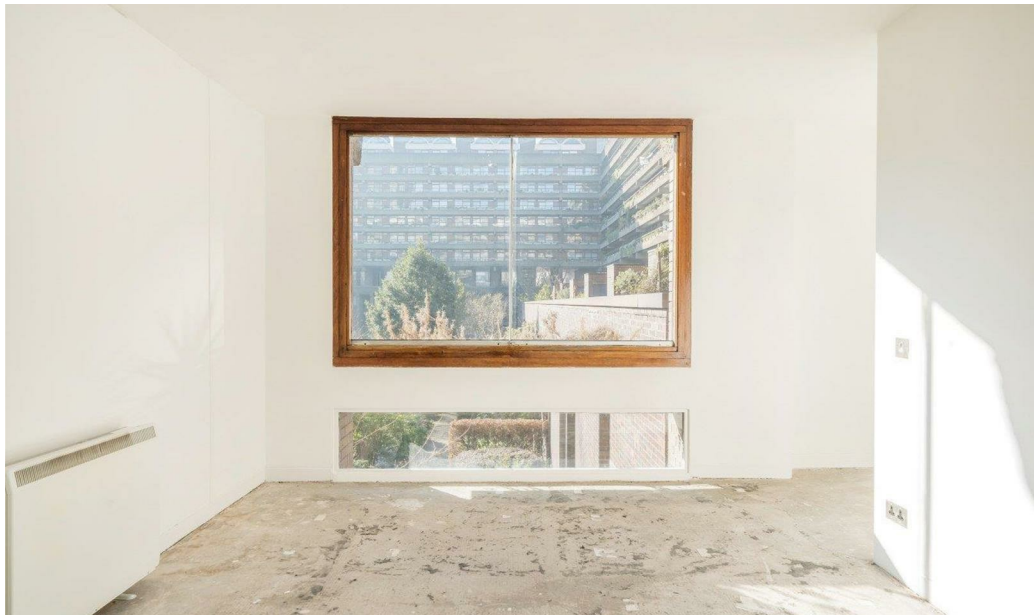
Superb garden views for this one bedroomed 01 level garden apartment, bright and flooded with sunshine with a South Facing aspect, being sold direct from the City of London, retaining all its original 1960's Grade II Listed features including the Brooke Marine kitchen and original bathroom. Just take the lift down to the podium level and wander over to the concert hall, home of the London Symphony Orchestra, or watch an award winning show in the theatre. Three cinemas show the latest films while the art galleries are often thought provoking. With the library, restaurants and bars, it could be compared to life on a luxurious cruise ship. There is also resident only access to stunning gardens. For shopping, Waitrose and Marks & Spencer are minutes away, together with local services and amenities (such as dry cleaners, hairdressers, restaurants] On the new Elizabeth Line, Farringdon in Smithfield is just 36 minutes away from Heathrow and with easy access to all London airports, main line stations three minutes takes you to Dean Street in the heart of Soho and West End shopping, the location ticks all the boxes. built in 1970 by Chamberlain Powell & Bon, the iconic Barbican Centre is Grade II Listed. Hamilton Brooks are proudly independent and have been for over 30 years, choose an agent who can PROVE they can sell in your block.



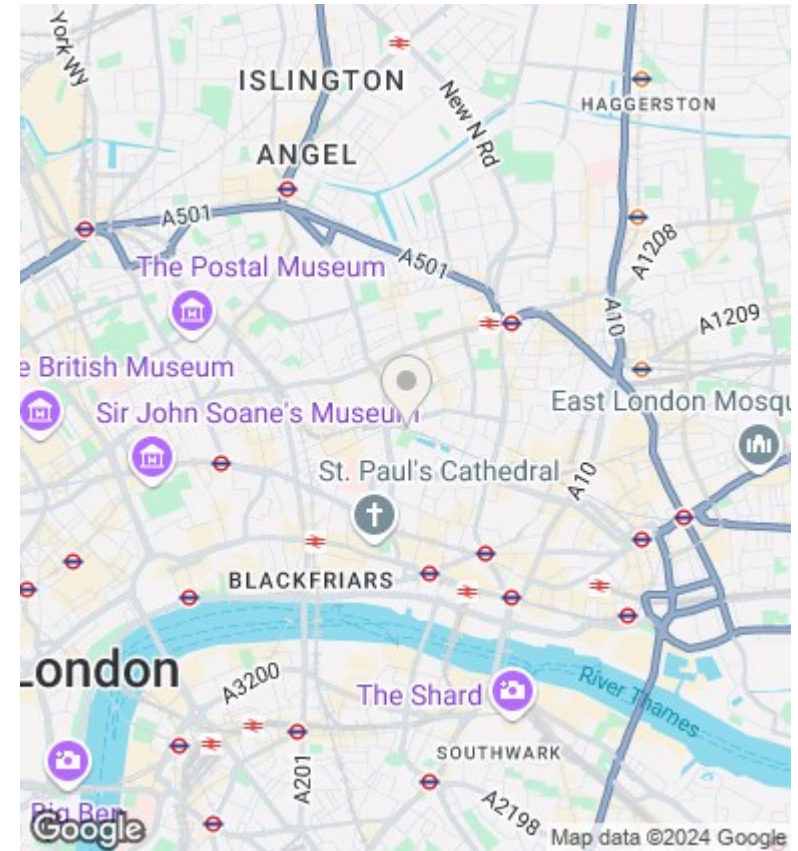
Council Tax Band: D





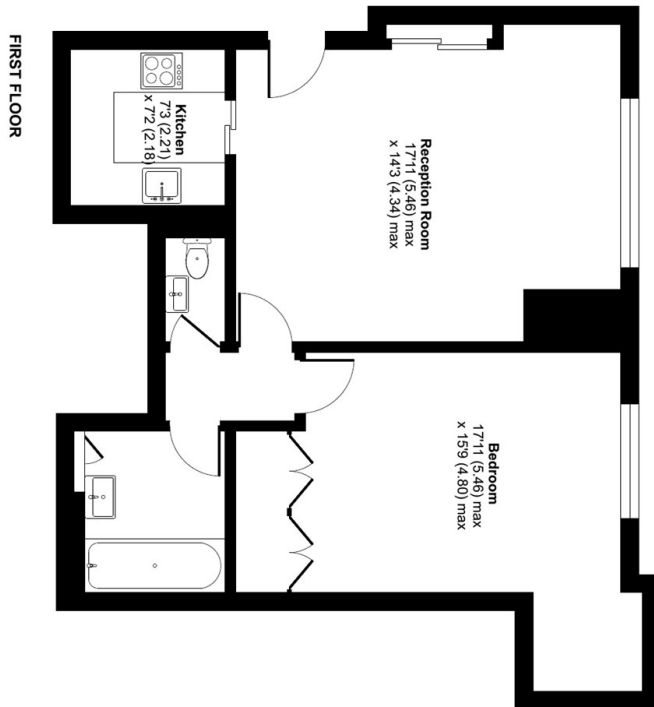






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Approximate Area = 634 sq ft / 58 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating PAS 98:2018. Produced for Hamilton Brooks. REF: 946592. © November 2023.

Directions

Viewings

Viewings by arrangement only. Call 020 7606 8000 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	