



Andrewes House, Barbican, London, EC2Y 8AY

Asking Price £845,000

- Barbican Type 23 One Bed Penthouse
- Superb Balcony/Roof Terrace with Side Return
- Separate W/C
- Barrell Vaulted Reception Room
- New Style Open Plan Kitchen
- South Facing
- Barrell Vaulted Bedroom
- New Style Bathroom
- Grade II Listed

Andrewes House, Barbican, London, EC2Y 8AY

A superior Barbican barrel vaulted penthouse apartment with 174 years remaining on the EXTENDED LEASE.

This highly sought-after one bed penthouse (Type 23) enjoys a generous 'L' shaped balcony providing good outside, south facing space and a superb suntrap. Refurbished to a high standard the apartment benefits from huge barrel vaulted ceilings throughout giving a feeling of space and light. The south facing open-plan living room and interior designed fitted kitchen with granite work surfaces, breakfast bar and range of integrated appliances incorporates a Smeg oven, ceramic hob with extractor, washer/dryer, dishwasher, refrigerator and ample storage. The completely remodelled bathroom and separate WC now complete the very modern and stylish facilities. The bedroom, with fitted wardrobe, has a peaceful setting over-looking the Barbican Estate towards Speed House Grade II* listed garden, lake and waterfall. Other benefits include the under-floor background heating, 24/7 concierge service and residents access to the Grade II* Listed gardens throughout the Barbican Estate. Secure parking & storerooms are available by separate arrangement with the Barbican Estate Office. (Direct private elevator access). Residents have private access to all Barbican large gardens, fountains, lakes, tennis courts, cricket nets, playgrounds & child-friendly areas throughout the exclusive development which is considered the only real village in town. It has its own community with events, clubs, magazines, schools and many other facilities including the world-renowned Barbican Arts Centre. Four tube stations are within a few minutes' walk: Barbican (on the Circle, Hammersmith & City and Metropolitan lines), Moorgate (on the Northern line), St Paul's (on the Central line) and Mansion House (on the District line). The new Elizabeth Line Station at Moorgate is less than 5 minutes' walk and is now one of the busiest transport hubs in London, reaching £1.5m commuters within a 45 minute radius.



Council Tax Band: E





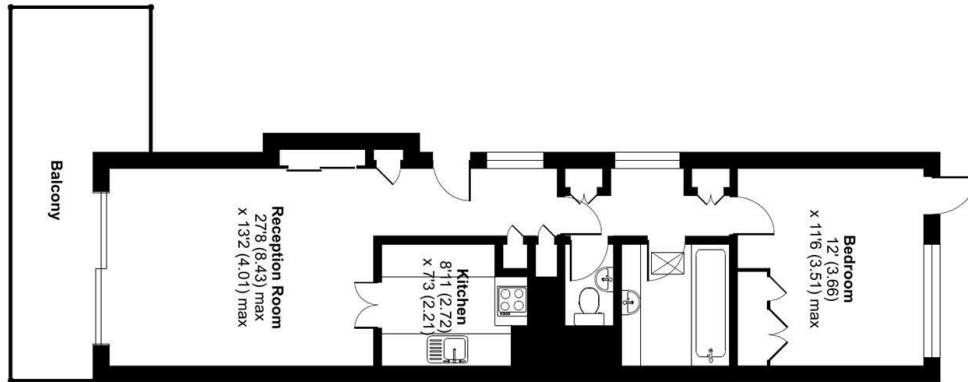




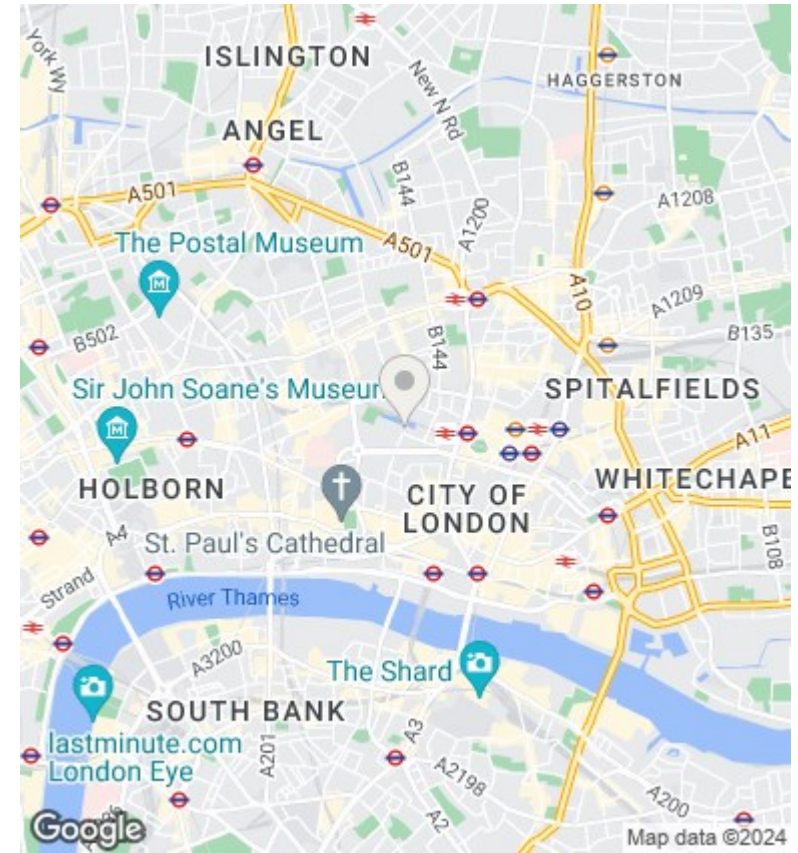


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Indigoam 2023. Produced for Hamilton Brooks, REF: 501957

SEVENTH FLOOR



Approximate Area = 604 sq ft / 56.1 sq m
For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

E

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	