



## Defoe House, Barbican, London, EC2Y 8DN

Asking Price £865,000

- Superb South facing Views Over Residents Only Gardens
- Full Height Glass Sliding Door to Balcony/Fire Escape
- Larger than Average Bedroom
- No Onward Chain
- Fifth Floor
- Bright & Airy Reception Room
- Separate WC
- Extended 173 Year Lease
- Mostly Original Brooke Marine Kitchen
- Grade II Listed

# Defoe House, Barbican, London, EC2Y 8DN

Flooded with natural south facing light this rarely available one bedroom apartment known as a type 57 on the fifth floor has gorgeous views overlooking the beautifully tended 2 acres of residents gardens below. Extended Lease of 173 years. The reception room has a double sliding door/window the full width of the flat leading to a south facing balcony/fire escape. The larger than double bedroom is quietly located at the rear of the flat overlooking the podium level. Mostly original Brooke Marine Kitchen. Original bathroom. Separate W/C. Underfloor heating throughout included in the service charge. Lift. Parking available by separate negotiation. Built in 1971, the Barbican Estate is the finest achievement of the architects Chamberlin, Powell & Bon. The architects drew inspiration from Le Corbusier, famous for being one of the pioneers of what now is called 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.



Council Tax Band: E



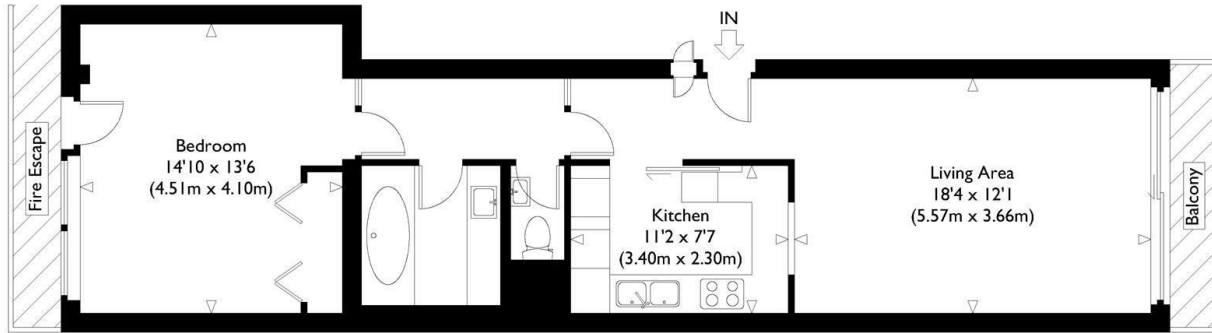






Prepared for Hamilton Brooks

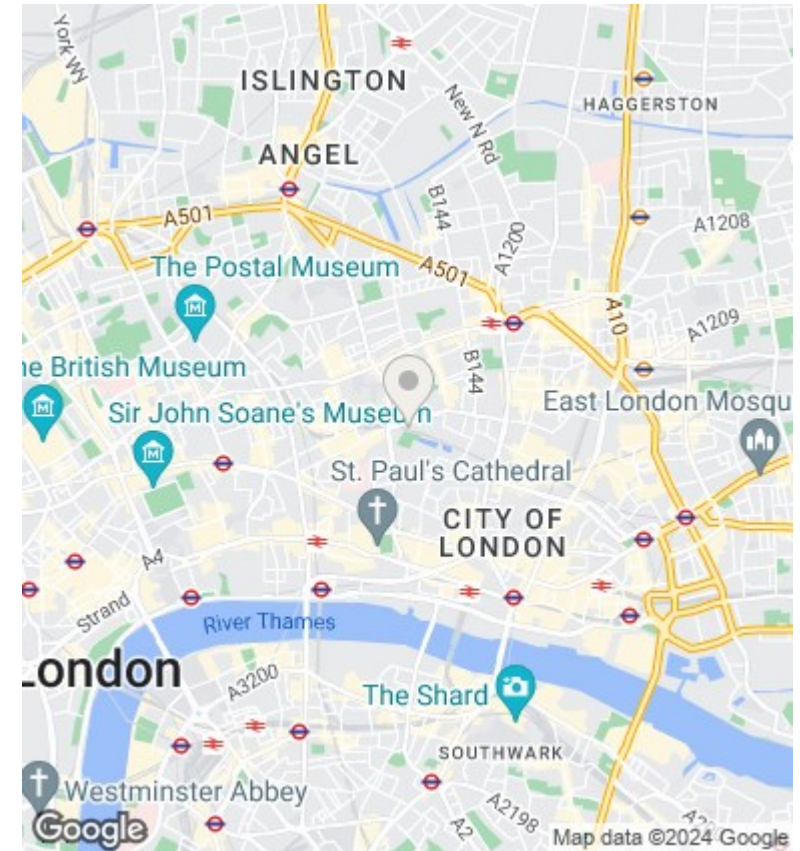
## DEFOE HOUSE EC2Y 8DN



Fifth Floor Flat

Approximate Gross Internal Floor Area : 685 sq ft / 63.6 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.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	