



## 72 Lauderdale Tower, Barbican, London, EC2Y 8BY

**Asking Price £1,695,000**

- 24 Hour Porter
- Grade II Listed
- Two New Style Bathrooms/Shower Rooms
- Balcony/Terrace
- Seventh Floor
- New Style Kitchen
- Four Bedrooms
- 3 Passenger Lifts

# 72 Lauderdale Tower, London EC2Y 8BY

Perched on the Seventh floor flooded with natural light this superb four bedroom two bathroom apartment has views overlooking and towards The City of London Skyline, which as night transforms into an amazing array of lights colours and reflections. Extended 174 Year Lease. New style kitchen & bathrooms. Balcony with room for tables & chairs. Residents have access to the pretty private gardens. The Barbican Estate is the finest achievement of the architects Chamberlin, Powell & Bon. It was Grade II-listed in 2001 in recognition of its extraordinary contribution to London's urban landscape. The Grade II Listed Barbican Arts Centre offers three cinemas, a concert hall, two theatres, an art gallery, a library and several restaurants. The nearby Smithfield Market and Clerkenwell areas boasts some of the trendiest cafes, restaurants and clubs in London, including Smiths of Smithfield, St. John, Club Gascon, Le Café du Marche Restaurant. In 2024 the Museum of London will open in Smithfield Market hoping to become one of London's top 5 tourist attractions. Waitrose, Marks & Spencer and Tesco are also nearby, together with various local services and amenities (such as dry cleaners, ironmongers, builders and plumbing merchants) and the numerous bars and restaurants of Clerkenwell, Spitalfields, Shoreditch and the City. 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 Barbican/Farringdon is less than 5 minutes' walk and is now one of the busiest transport hubs in London, reaching 1.5million commuters within a 45 minute radius.

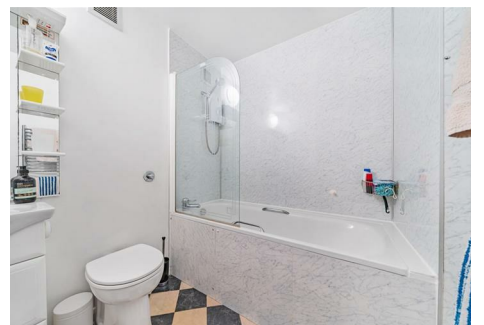


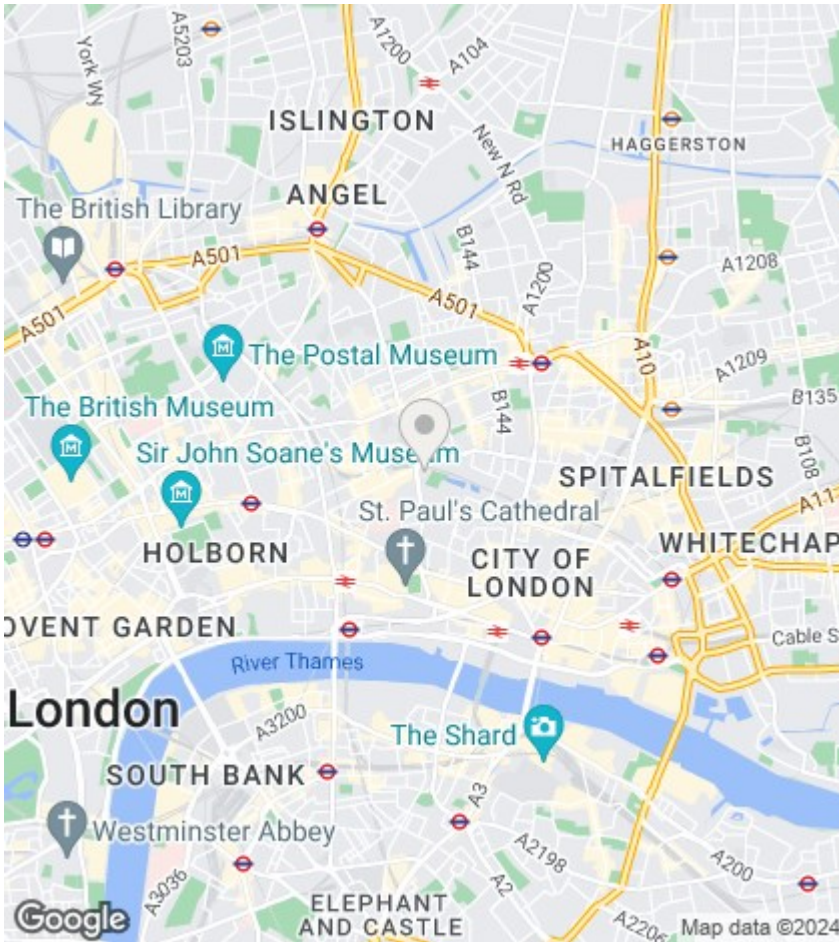
Council Tax Band:











## Directions

## Viewings

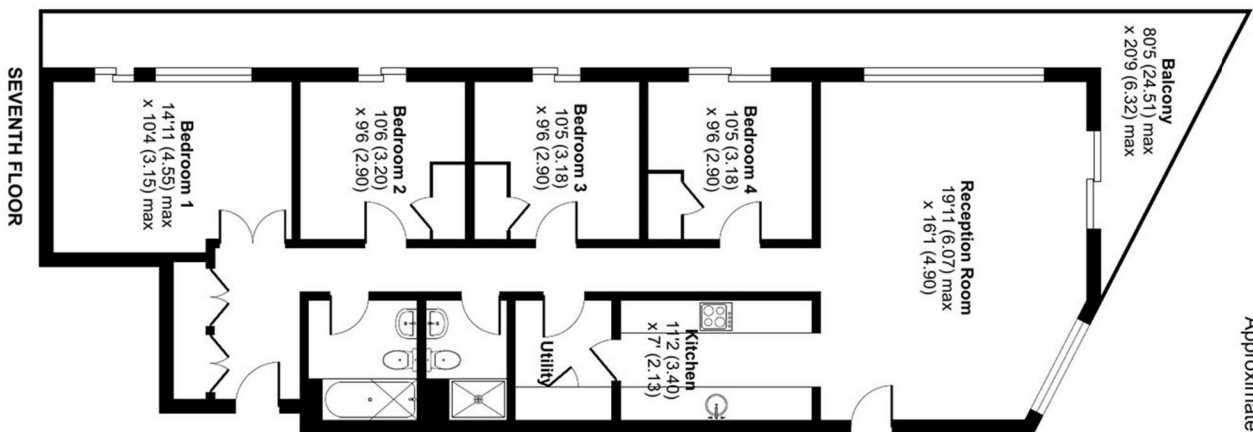
Viewings by arrangement only. Call 020 7606 8000 to make an appointment.

## EPC Rating:

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hamilton Brooks. REF: 1047907



**Lauderdale Tower, London, EC2Y**

Approximate Area = 1177 sq ft / 109.3 sq m  
For identification only - Not to scale