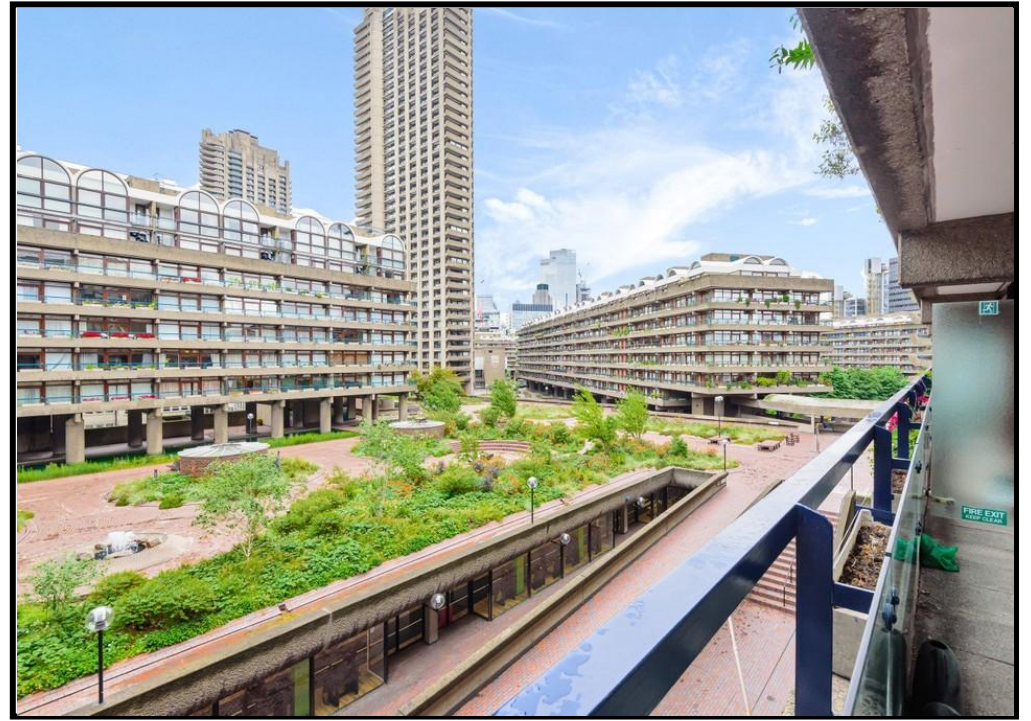


**John Trundle Court Barbican EC2**  
**£495,000**



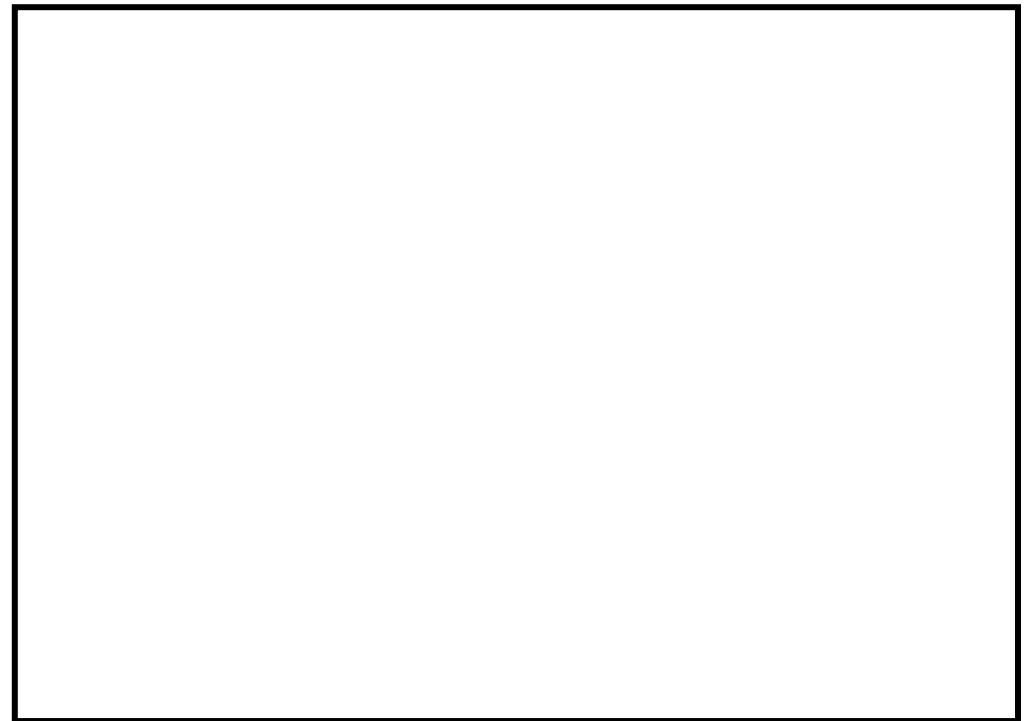












Superb Large (F2A) East Facing Views over Beech Gardens. Second floor. This bright & airy large style studio has triple width and full height glass sliding door leading to a balcony/fire escape. Original Brooke Marine Kitchen & original Bathroom. This apartment is known as a Barbican type F2A. Underfloor heating throughout. Use of Residents gardens. Within the Barbican complex is the Barbican Arts Centre, enjoying three cinemas, concert hall, theatres, art gallery and several restaurants. 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 traffic free built in 1971. Barbican tube station (on the Circle, Hammersmith & City and Metropolitan lines) is only a couple of minutes' walk away, with Moorgate (on the Northern line), St Paul's (on the Central line) and Mansion House (on the District line) tube stations each within a short walking distance of the new Elizabeth Line at Barbican/Farringdon which is the busiest transport hub in London. 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 and the City. In 2024 the Museum of London is planned to open in Smithfield Market hoping to become one of London's top 5 tourist attractions. It has also been announced a consultation to move Smithfield Meat Market to an M25 location.

Terms: Subject to contract

Tenure: Leasehold (84 Years can be extended by 90 years on completion the current cost is 1.75% of the purchase price).

Service Charge: £4391.14 (plus this year non annually £1042.62)

Ground Rent: £10

Local Authority: City of London

#### Important Notice

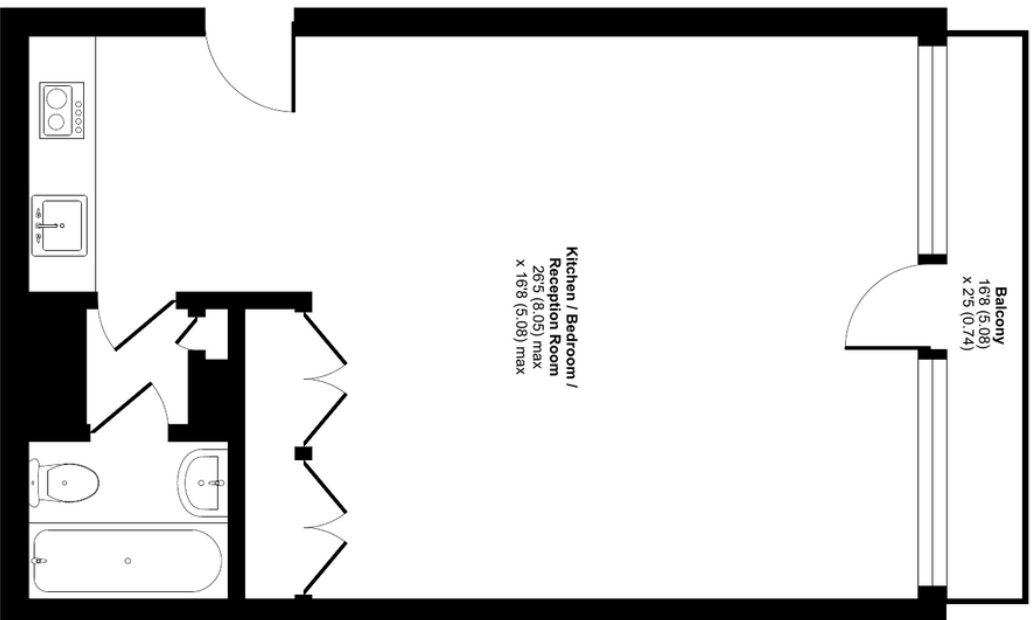
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad descriptions of the property of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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.



## John Trundle Court, Barbican, London, EC2Y

Approximate Area = 440 sq ft / 40.8 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbncom 2022. Produced for Hamilton Brooks. REF: 897528