



## BUNYAN COURT, LONDON, EC2Y 8DH

Asking Price £1,195,000

2 Bedrooms | 1 Bathrooms | For Sale

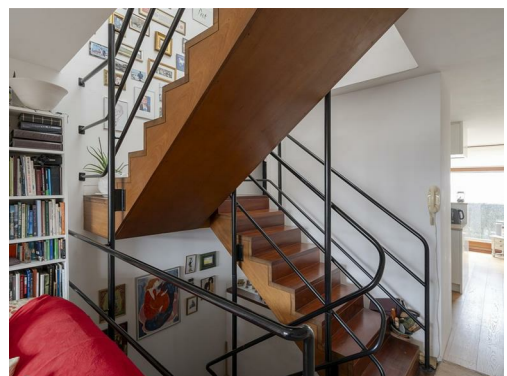
### Property Features

- Two Bedrooms
- South Facing Barrel Vaulted Room
- Part Re fitted Bathroom
- Close to Barbican Station
- Triplex
- Re Fitted Kitchen
- South Facing Balcony/Terrace
- Close to Barbican Arts Centre

Situated in BUNYAN COURT in the BARBICAN is this very much sought after 2 BEDROOM South facing TRIPLEX apartment offering great City views. The property is located on the 5th/6th/7th floors of Bunyan Court in the Barbican. The apartment has a great feeling of space and light and offers a superb barrel vaulted master bedroom with a door leading to a ROOF TERRACE. Superb internal original staircase leading up to a reception room with full height and double width sliding doors leading to a balcony, re-fitted kitchen and a part re-fitted bathroom. The Seventh floor has an amazing barrel vaulted bedroom with south facing views over the CITY.

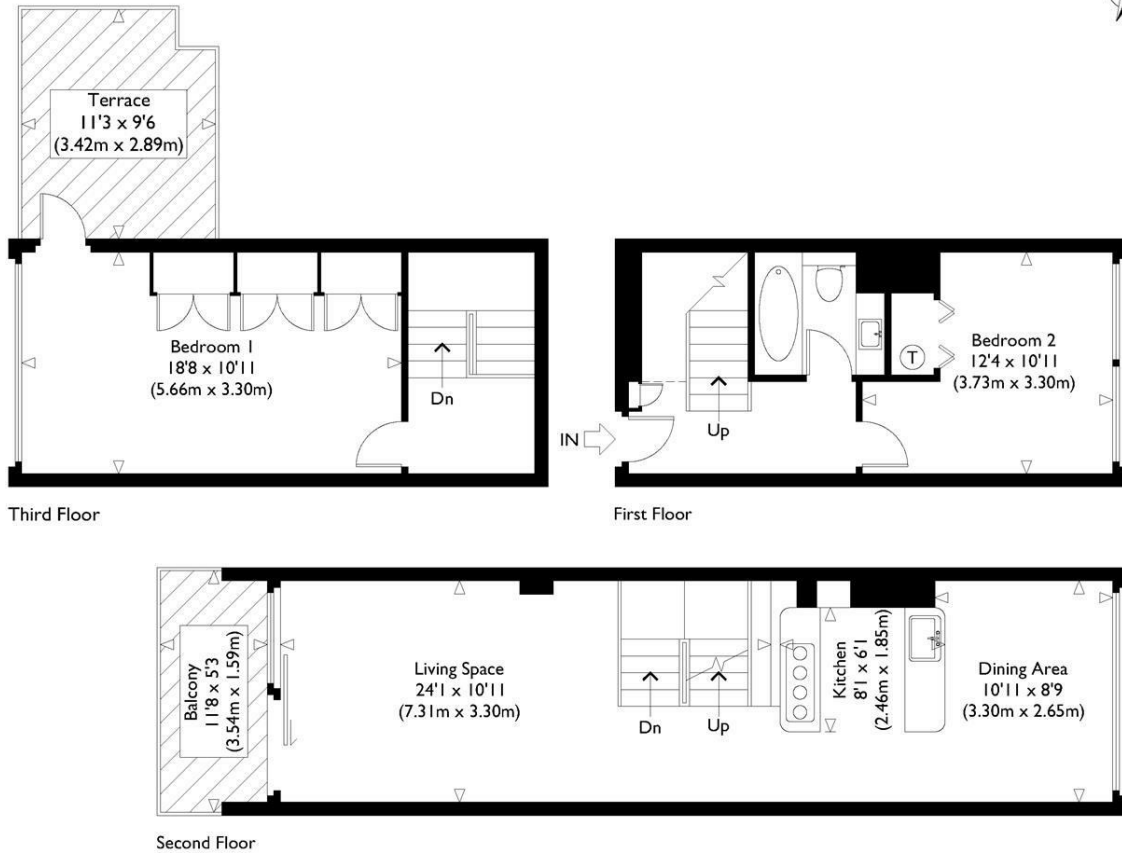
BUNYAN COURT is situated close to BARBICAN TUBE (Circle Line), St PAUL'S (Central Line) and the new Elizabeth Line Stations at Farringdon is now open. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

Lease: 125 Years from 1981 Service Charge: £11,899.00 approx. 2023/2024 Ground Rent: £10 per annum Council Tax Band F - £1654.80 per annum



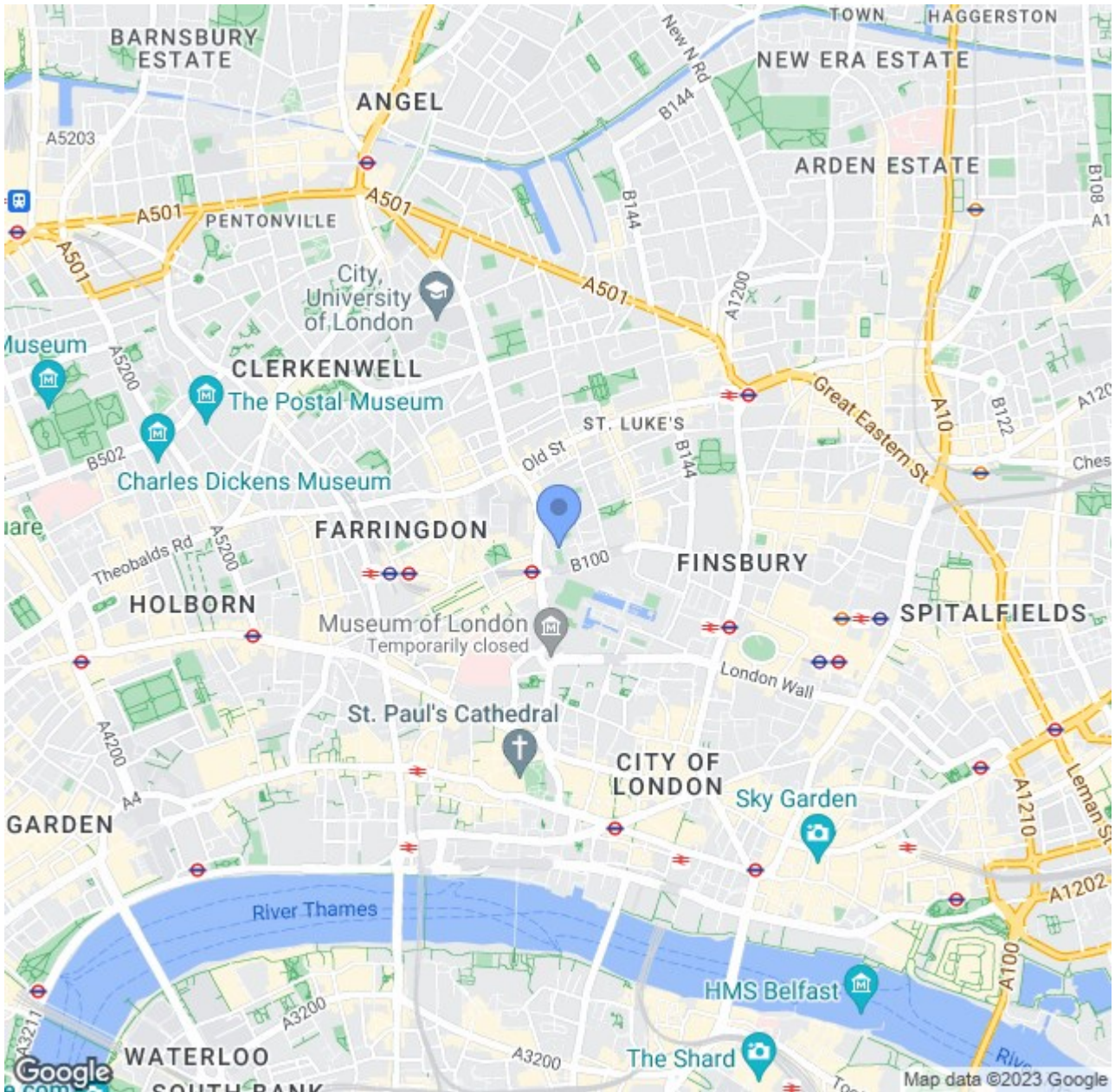
Prepared for Scott City

## BUNYAN COURT EC2Y 8DH



Approximate Gross Internal Floor Area : 964 sq ft / 89.6 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.



## CONTACT US ABOUT THIS PROPERTY

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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	