



DEFOE HOUSE, LONDON, EC2Y 8ND

Asking Price £750,000

1 Bedrooms | 1 Bathrooms | To Let

Property Features

- One Bedroom
- Re Fitted Kitchen
- Wood Flooring
- Views Over Gardens
- Unique Barbican Flat
- Re Fitted Bathroom
- Great Views Over Lakeside Terrace
- Close Barbican Art Centre

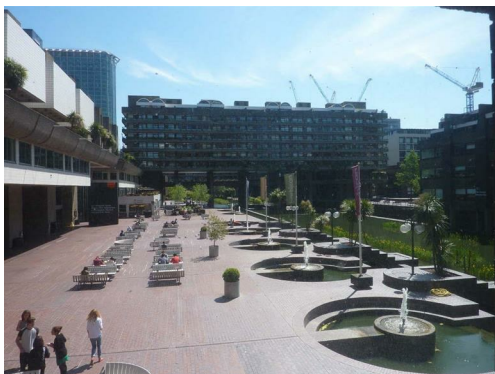
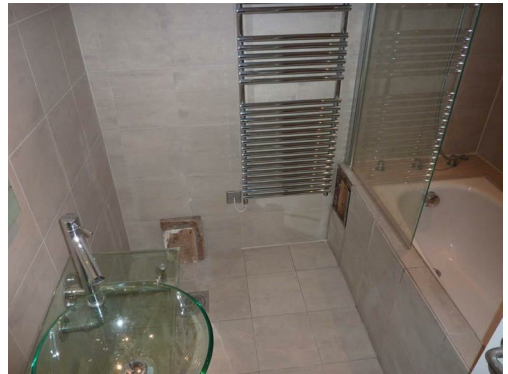
Situated in Defoe House in the BARBICAN is this UNIQUE ONE BEDROOM below podium apartment offering south facing reception room with views overlooking the Barbican private gardens and lakeside terrace. REFITTED KITCHEN, REFITTED BATHROOM and ONE DOUBLE BEDROOM with a fantastic view overlooking the lakeside terrace.

Defoe House is situated in middle of the Barbican Estate within walking distance of the Barbican Arts Centre with its cinema, art gallery, concert hall, restaurants, bars and cafes.

The Barbican Estate was Grade II-listed in 2001 in recognition of its contribution to London's urban landscape.

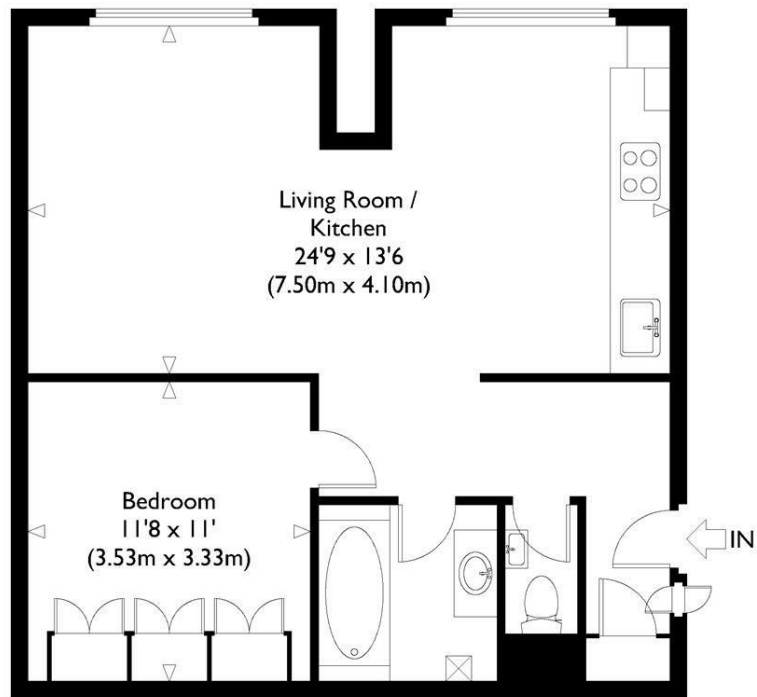
Barbican tube station (Circle, Hammersmith & City Lines), Moorgate (Northern Line), St Paul's (Central Line) Mansion House (District Line) and the new ELIZABETH LINE Station, Farringdon (Open Now) each within a short walking distance. Waitrose, Marks & Spencer and Tesco are close at hand.

Lease: 125 years from 1981 Service Charge: £5600 per annum Ground Rent: £10 per annum Council Tax Band E - £1400.22 per annum



Prepared for Scott City

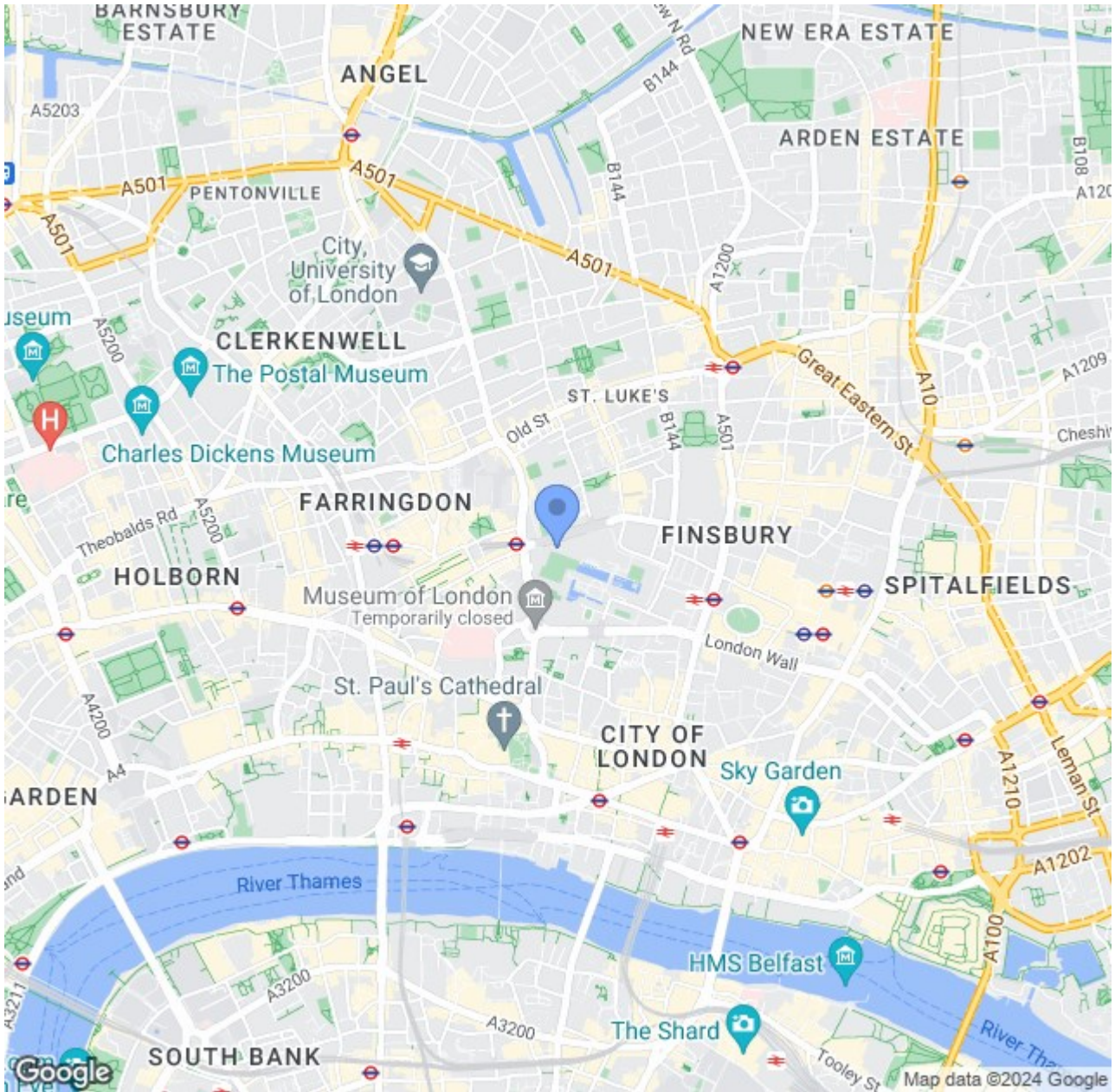
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Floor - 1

Approximate Gross Internal Floor Area : 610 sq ft / 56.7 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) A			
(81-91) B			
(69-80) C			
(55-68) D		53	59
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	