



## BRETON HOUSE, BARBICAN, EC2Y 8DQ

Asking Price £405,000

null Bedrooms | 1 Bathrooms | For Sale

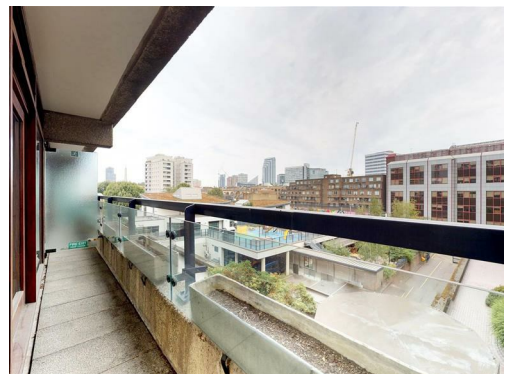
### Property Features

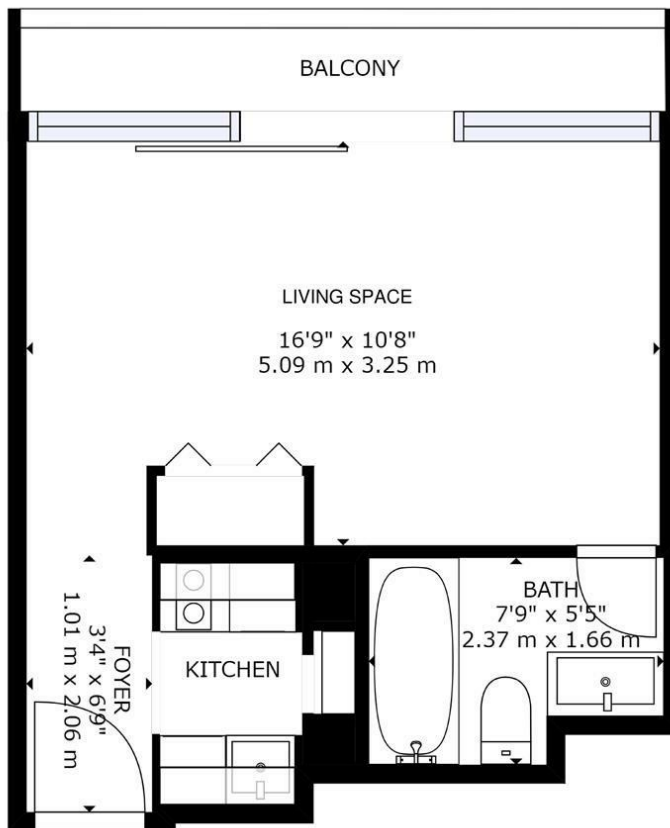
- Studio Apartment
- Tiled Bathroom
- East Aspect
- 2nd Floor
- Original Barbican Kitchen
- Part Wood Flooring
- Balcony
- Close to Moorgate

This studio apartment situated in BRETON HOUSE in the BARBICAN has been greatly improved by the present owner and is presented very well. The original Barbican kitchen includes washing machine, microwave oven and fridge while the bathroom has the original bath, sink and toilet with limestone tiled floors and walls. Other key features of this studio include an East facing balcony and the short walk to Moorgate underground station and Barbican Arts Centre.

BRETON HOUSE is situated close to MOORGATE (Northern Line), St PAULS ( central line ) and the new ELIZABETH LINE Station at Moorgate ( 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: £3797.00 per annum Ground Rent: £10 per annum Council Tax Band C: £1,082.57 (25% discount for single occupancy)

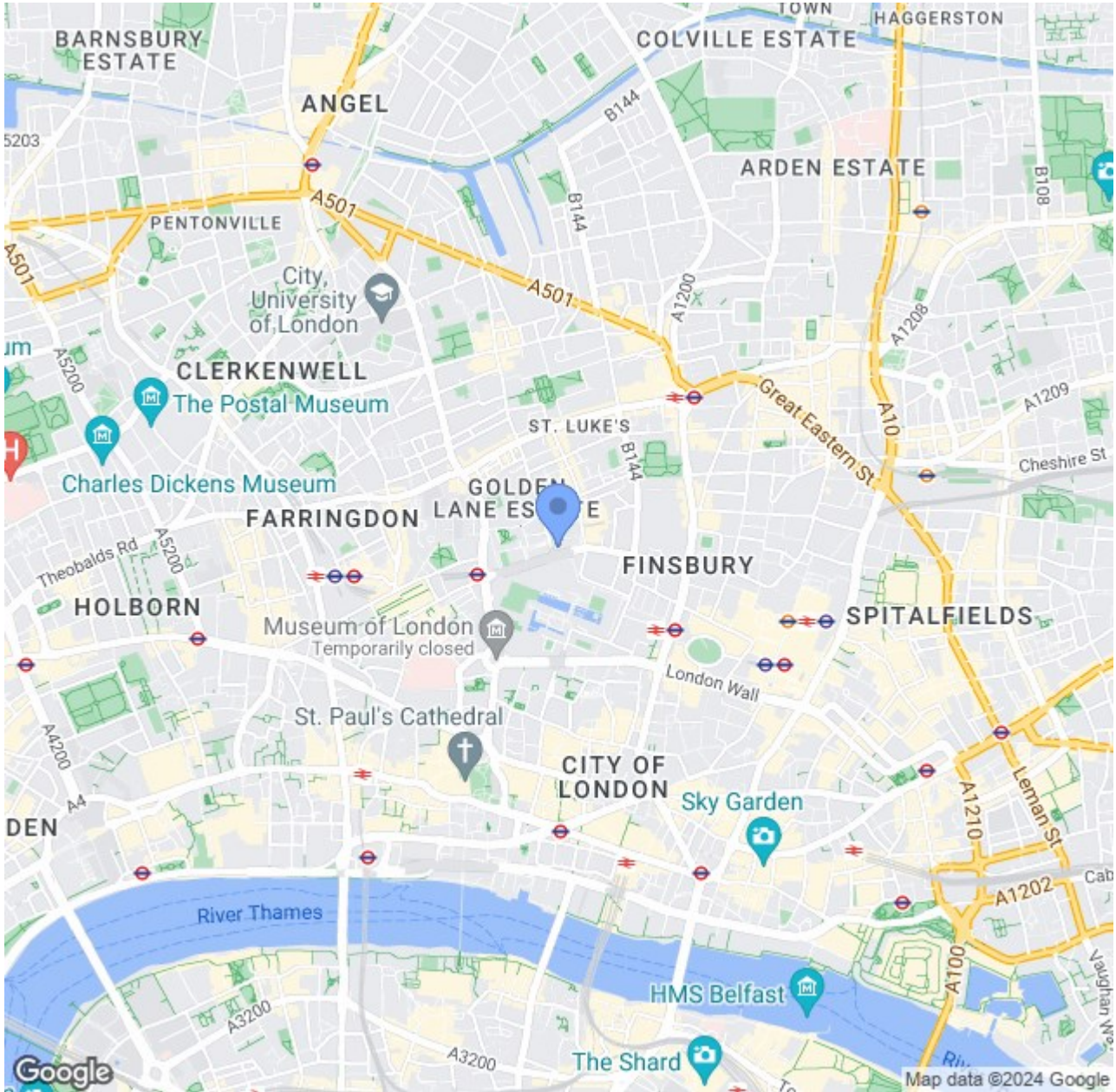




GROSS INTERNAL AREA  
: 280 sq ft, 26 m<sup>2</sup>, EXCLUDED AREAS:  
BALCONY: 38 sq ft, 3 m<sup>2</sup>  
TOTAL: 280 sq ft, 26 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	