



## THOMAS MORE HOUSE, LONDON, EC2Y 8BT

Asking Price £975,000

2 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- Two Bedrooms
- Re Fitted Shower Room
- Type 19
- First Floor
- Part Original Kitchen
- L Shape Reception Room
- South Facing Balcony
- Close to St Pauls

Situated on the first floor of THOMAS MORE HOUSE in the BARBICAN is this fantastic two bedroom (type 19) flat having a south facing balcony to the front and to the rear a north aspect overlooking the Barbican gardens and City of London Girls School. This fabulous flat offers an excellent original BARBICAN kitchen, L shape reception room with south facing balcony, very good original bathroom and cloakroom and two bedrooms to the rear overlooking the gardens and School. This property is an excellent example of a two bedroom type 19 apartment. The property has an extended lease.

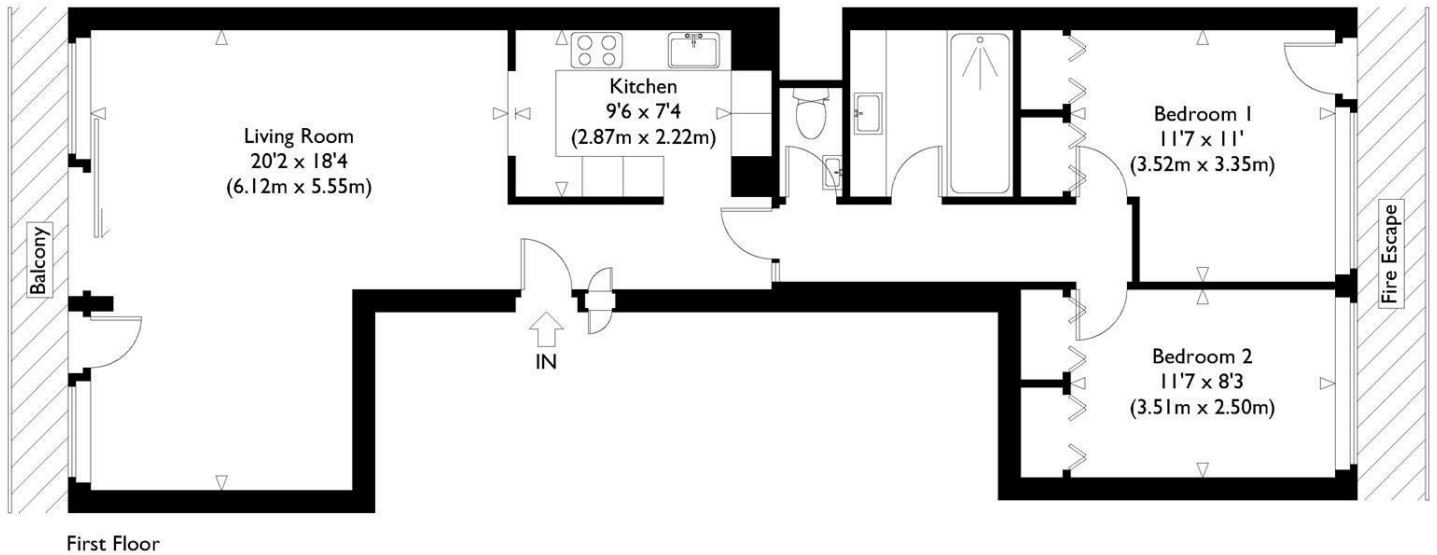
THOMAS MORE HOUSE is situated close to ST PAULS ( Central line ) and the new Elizabeth Line Station entrance at MOORGATE and LIVERPOOL STREET( now open ). Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, 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: Extended Lease to 2197 Service Charge: £8180.00 2023/2024 ( internal redecoration included for this year ) Council Tax: Band F £1654.80 per annum



Prepared for Scott City

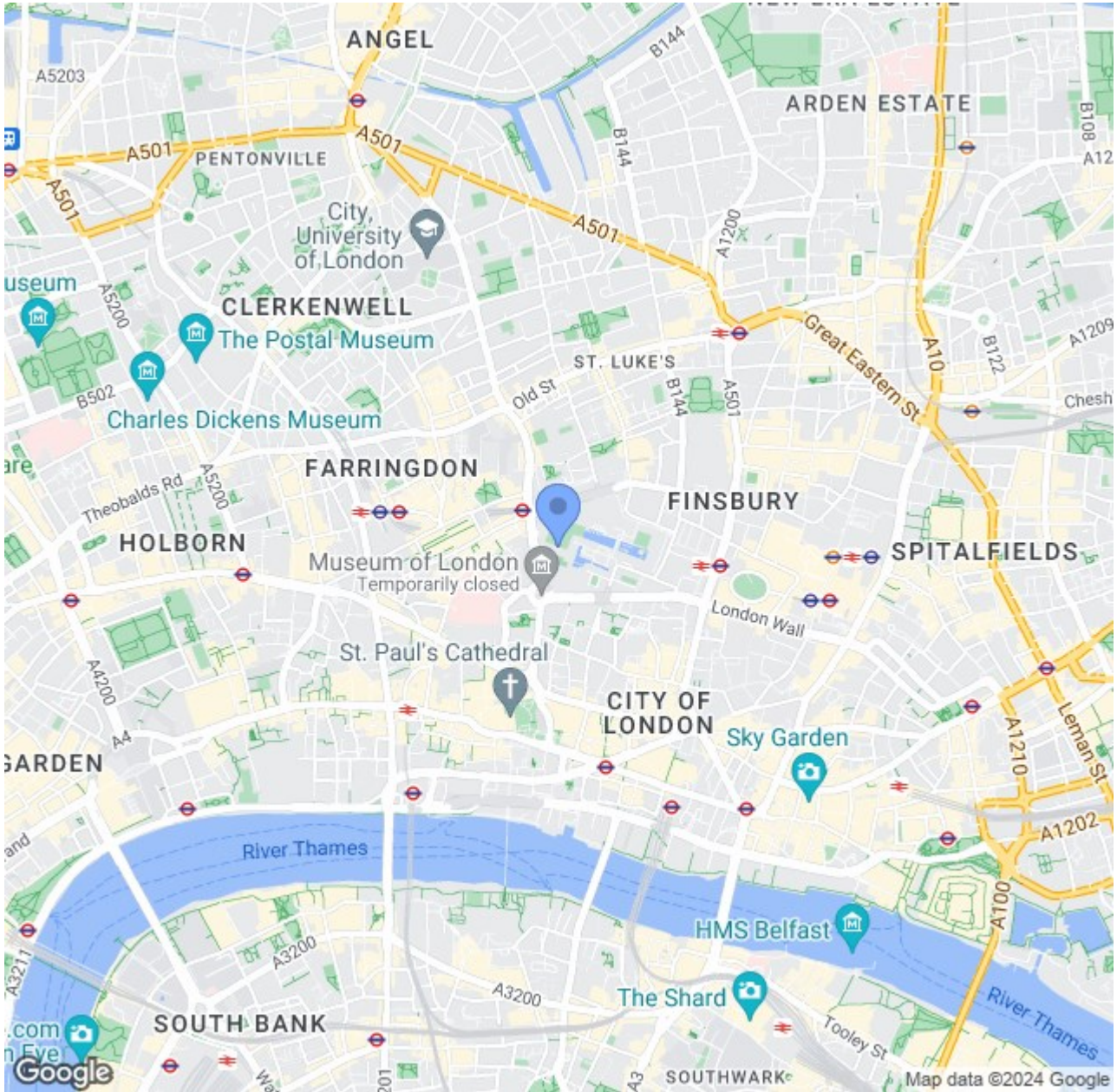
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Approximate Gross Internal Floor Area : 816 sq ft / 75.8 sq m

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	