



BRYER COURT, LONDON, EC2Y 8DE

Asking Price £550,000

2 Bedrooms | 1 Bathrooms | For Sale

Property Features

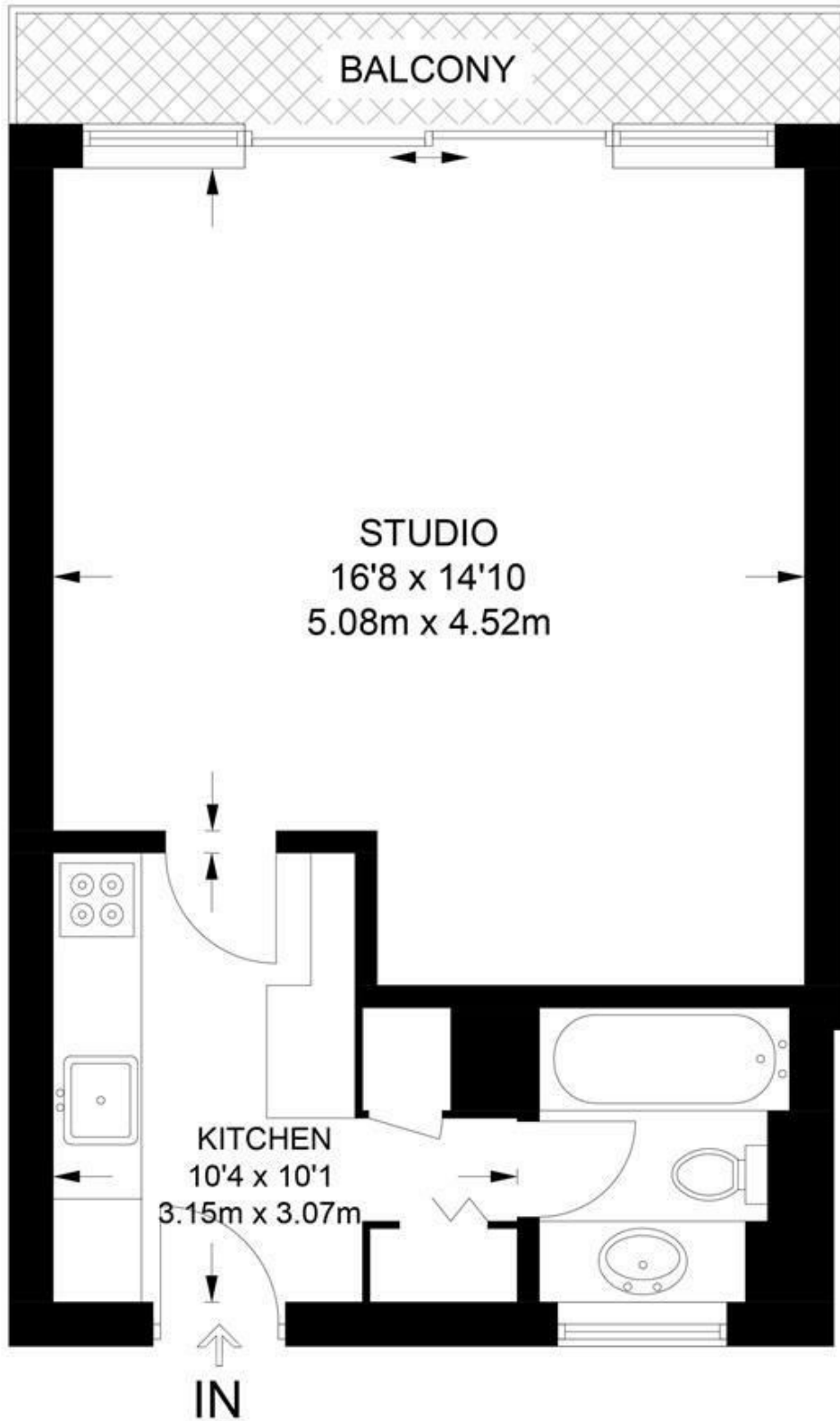
- Large Style Studio Flat
- Re Fitted Bathroom
- West Facing Balcony
- Extended Lease
- Re Fitted Kitchen
- First Floor
- Great Views
- Close to Barbican Station and Barbican Arts Centre

Situated on the first floor of BRYER COURT in the BARBICAN is this large style STUDIO flat. This flat is presented in excellent condition throughout and includes a re fitted kitchen and re fitted bathroom. The property benefits from a WEST FACING BALCONY that has fantastic views over the podium and the very well maintained garden area. Other key features of this property include its access to the Barbican private gardens and its close proximity to Barbican underground station and the Barbican Arts Centre.

Situated close to Barbican Station (circle line), St PAUL'S (Central Line) Mansion House and the new Elizabeth Line Station at Farringdon (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 many shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is also within easy walking distance.

Lease: Extended Lease to 2197 Service Charge: approx. £4416.00 per annum
Council Tax Band D - £1217.89

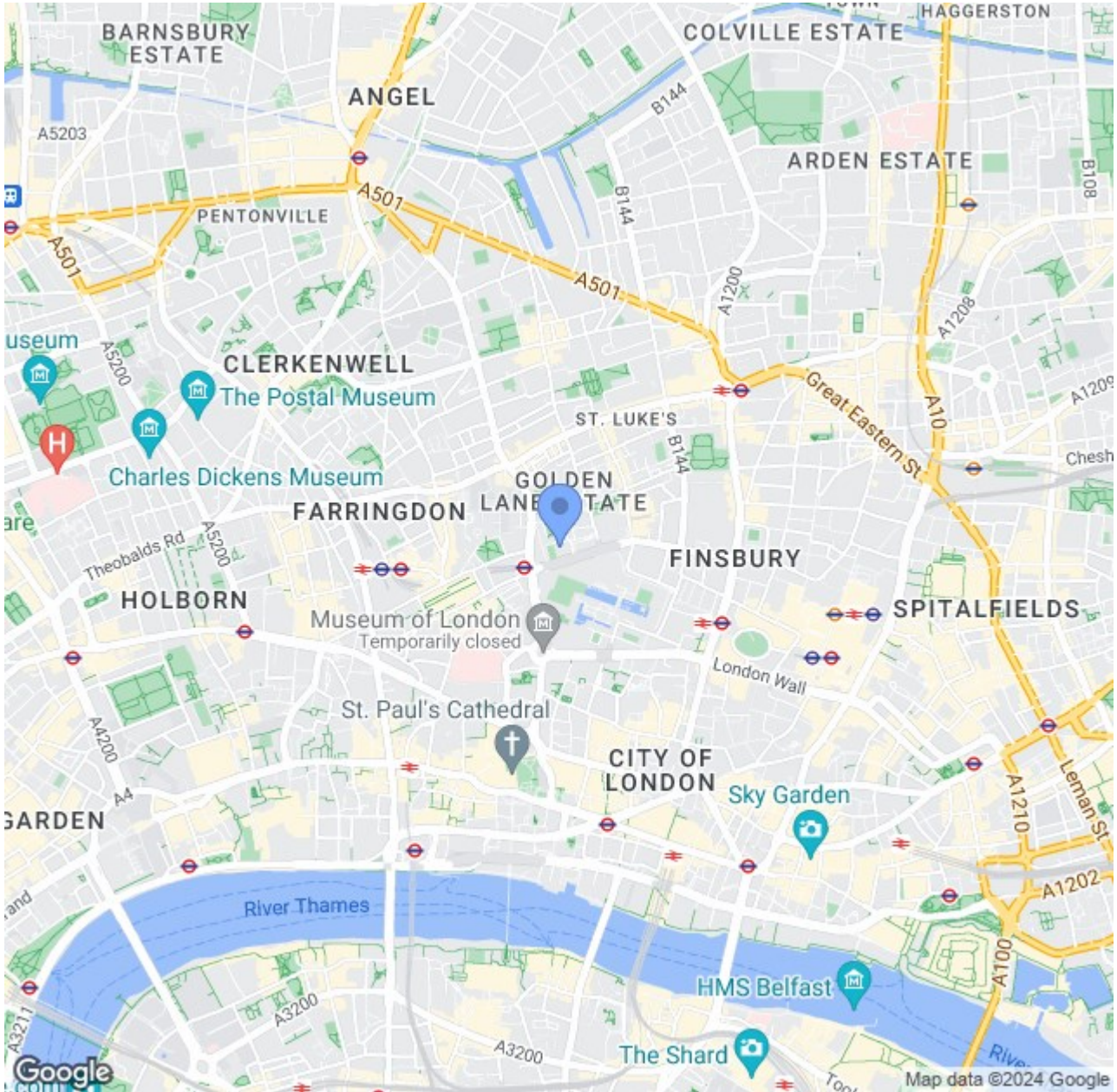




FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
426 SQ FT / 39.6 SQ M

This plan has been drawn for illustrative and identification purposes only.



CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	