



DEFOE HOUSE, LONDON, EC2Y 8ND

Asking Price £2,350,000

2 Bedrooms | 2 Bathrooms | For Sale

Property Features

- Two / Three Bedroom Apartment
- Wood Flooring
- En Suite Shower Room
- Excellent Views Over Lakeside Terrace and Gardens
- Extended Lease
- Refurbished Throughout
- Re Fitted Bathroom
- Balcony
- Approx 1297 sq feet
- Type 54

Defoe House, Barbican - a superbly presented TWO/THREE BED, TWO BATHROOM apartment situated on the second floor of the popular Defoe House, Barbican extending to approximately 1,297 sq ft of living space. Type 54

The property has been upgraded and finished to a high standard throughout by the renowned THOMPSON BROTHERS. The property boasts an open plan living/kitchen area with wood flooring and large amounts of NATURAL LIGHT with full height glass sliding doors to leading to a wrap around balcony.

A separate dining room off the kitchen can also be used a third bedroom with access to the balcony and GREAT VIEWS over both the private Barbican gardens and Lakeside Terrace.

Master bedroom benefits from ample storage space and a smart en-suite shower room.

The main bathroom is finished to a high specification and includes a bath and separate walk in shower.

The second bedroom is a great size and has access onto the balcony with a desirable south-east facing aspect overlooking the Lakeside Terrace.

The property benefits from an EXTENDED LEASE.

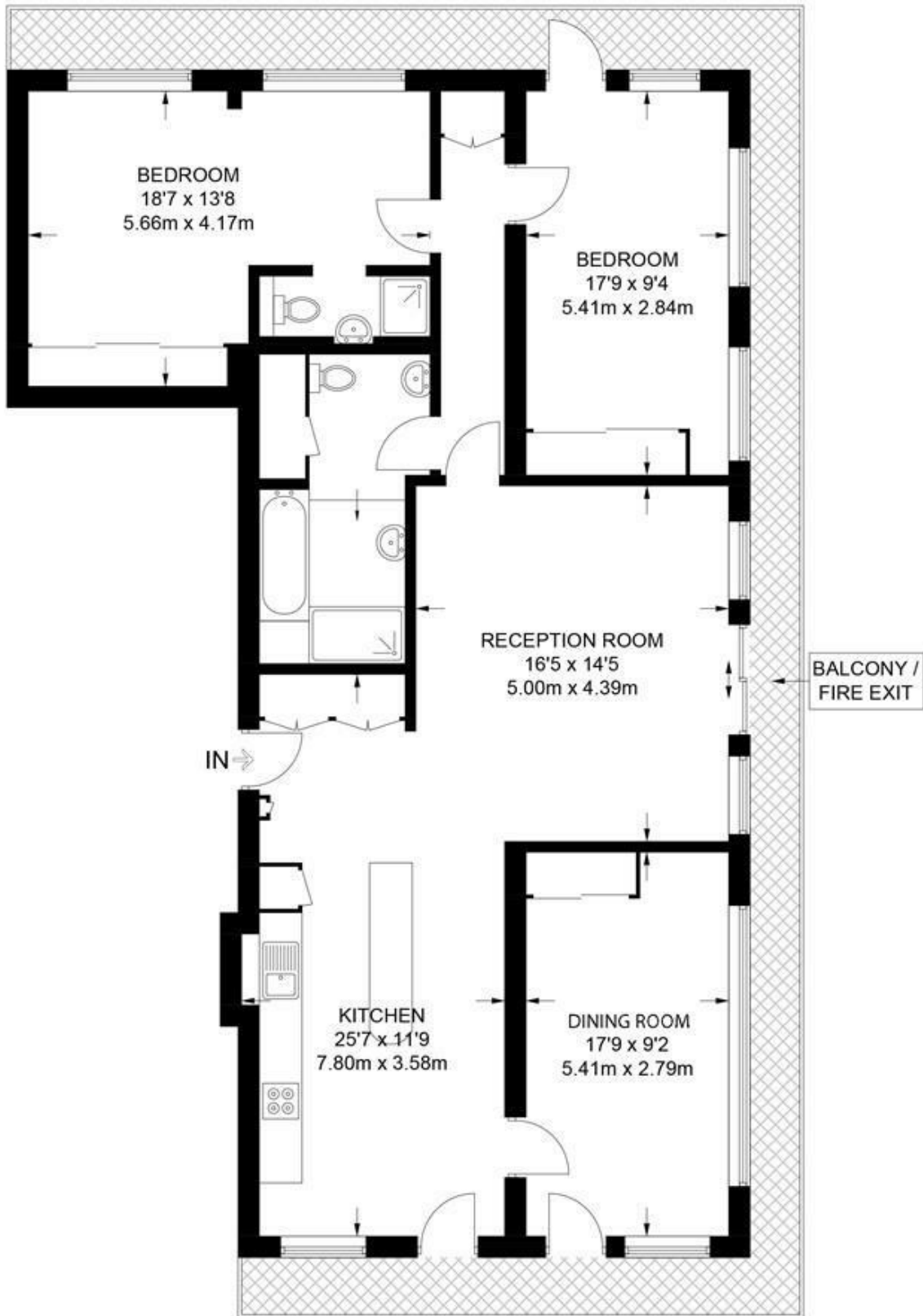
DEFOE HOUSE is situated close to St PAUL'S (Central Line), MOORGATE (Northern Line), Mansion House and the new ELIZABETH LINE Station at Moorgate and Farringdon.

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 within easy walking distance along the covered podium that makes up the Barbican Estate.

Lease: Extended Lease to 2197 Service Charge: £11,958.00 for 2024/2025 to include £2300 redecoration.

Council Tax Band G - £2029.82 per annum

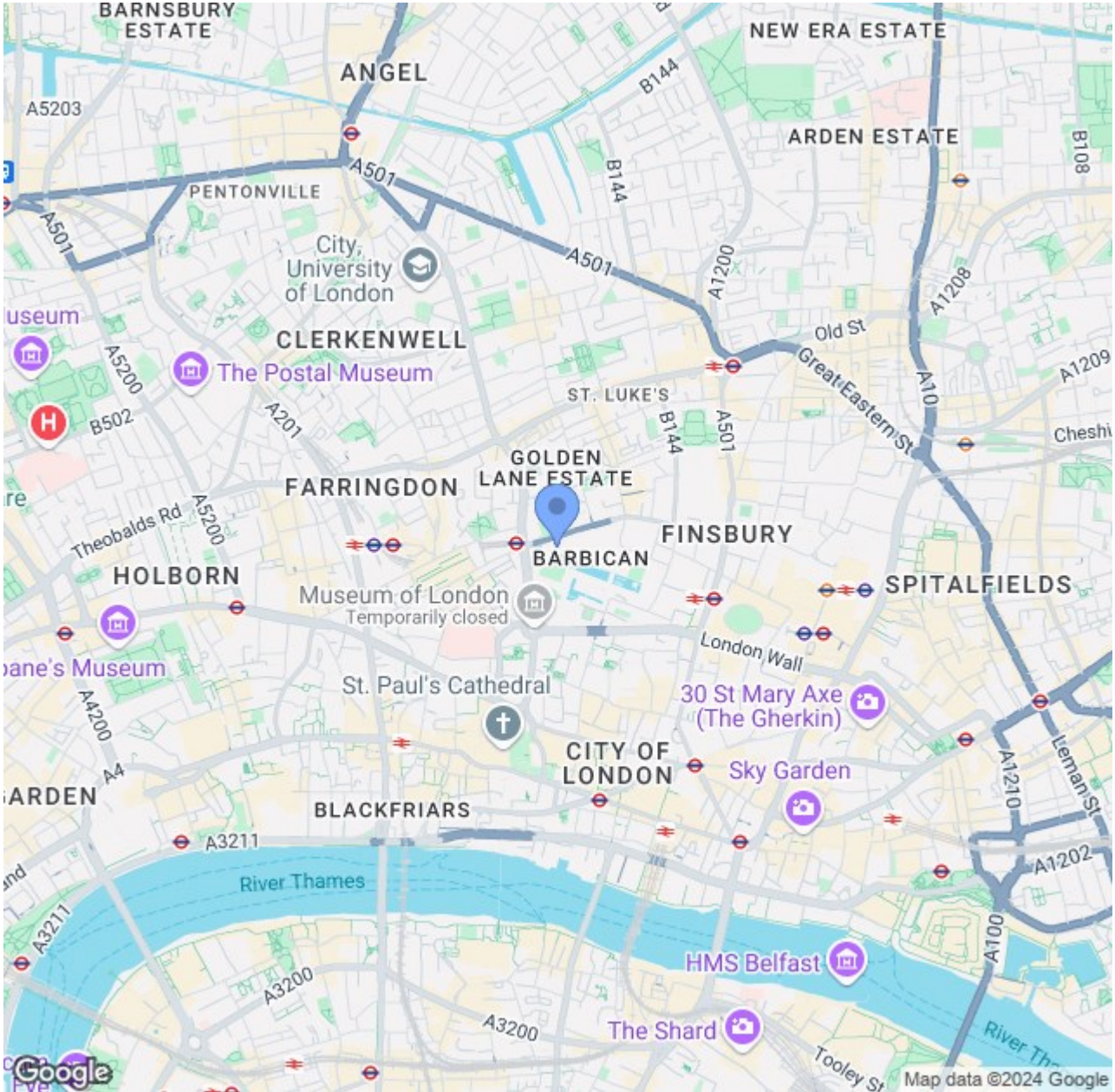




SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA
1297 SQ FT / 120.5 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		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	