



## LAUDERDALE TOWER, LONDON, EC2Y 8NA

Asking Price £2,000,000

4 Bedrooms | 1 Bathrooms | For Sale

### Property Features

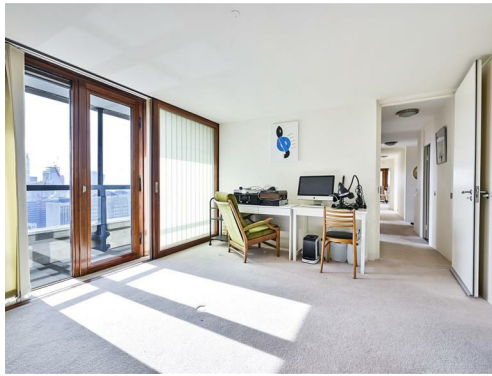
- Four Bedroom Apartment
- South And East Aspect
- Excellent Views of Many Landmarks
- 24 Hour Porter
- Close to Barbican Station
- 31st Floor
- Type 1C
- South Facing Balcony
- Underfloor Heating
- Close to New Elizabeth Line Station

This WONDERFUL Tower flat is situated on the 31st floor of LAUDERDALE TOWER with SPECTACULAR views east, west and south taking in many of London's famous landmarks including THE LONDON EYE, ST. PAUL'S CATHEDRAL, HOUSES OF PARLIAMENT and THE SHARD.

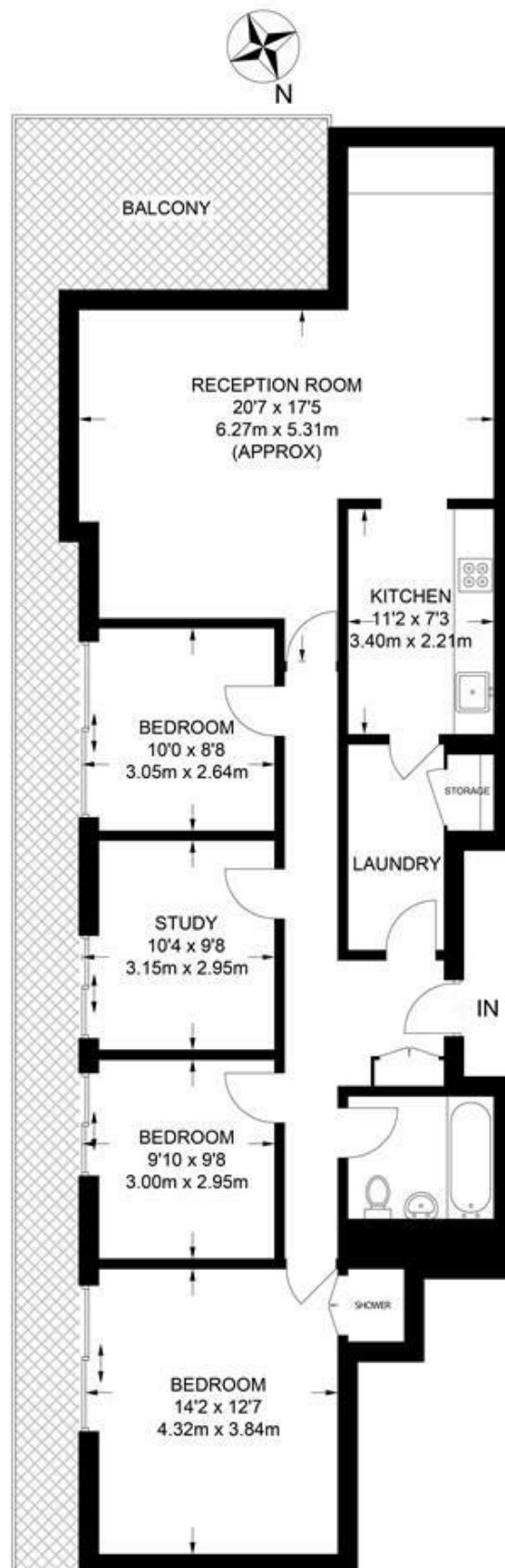
This FOUR BEDROOM SOUTH AND EAST facing tower flat (Type 1C) is rarely available in this popular and desirable block, the most Westerly of the three Barbican Towers. The accommodation comprises of reception room with partially open plan kitchen, four bedrooms, one bathroom and a small shower room to one bedroom. The apartment is bright and still retains many original Barbican features.

Lauderdale Tower has a 24 hour concierge and residents enjoy full access to the private gardens. Situated close to Barbican Station (Circle, Hammersmith and City and Metropolitan lines), St PAUL'S (Central Line) and the new Elizabeth Line Station at 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 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.

Lease: 125 years from 1981 Service Charge: approx. £12,528.00 Ground Rent: £10 per annum  
Council Tax Band G: £2,029.82



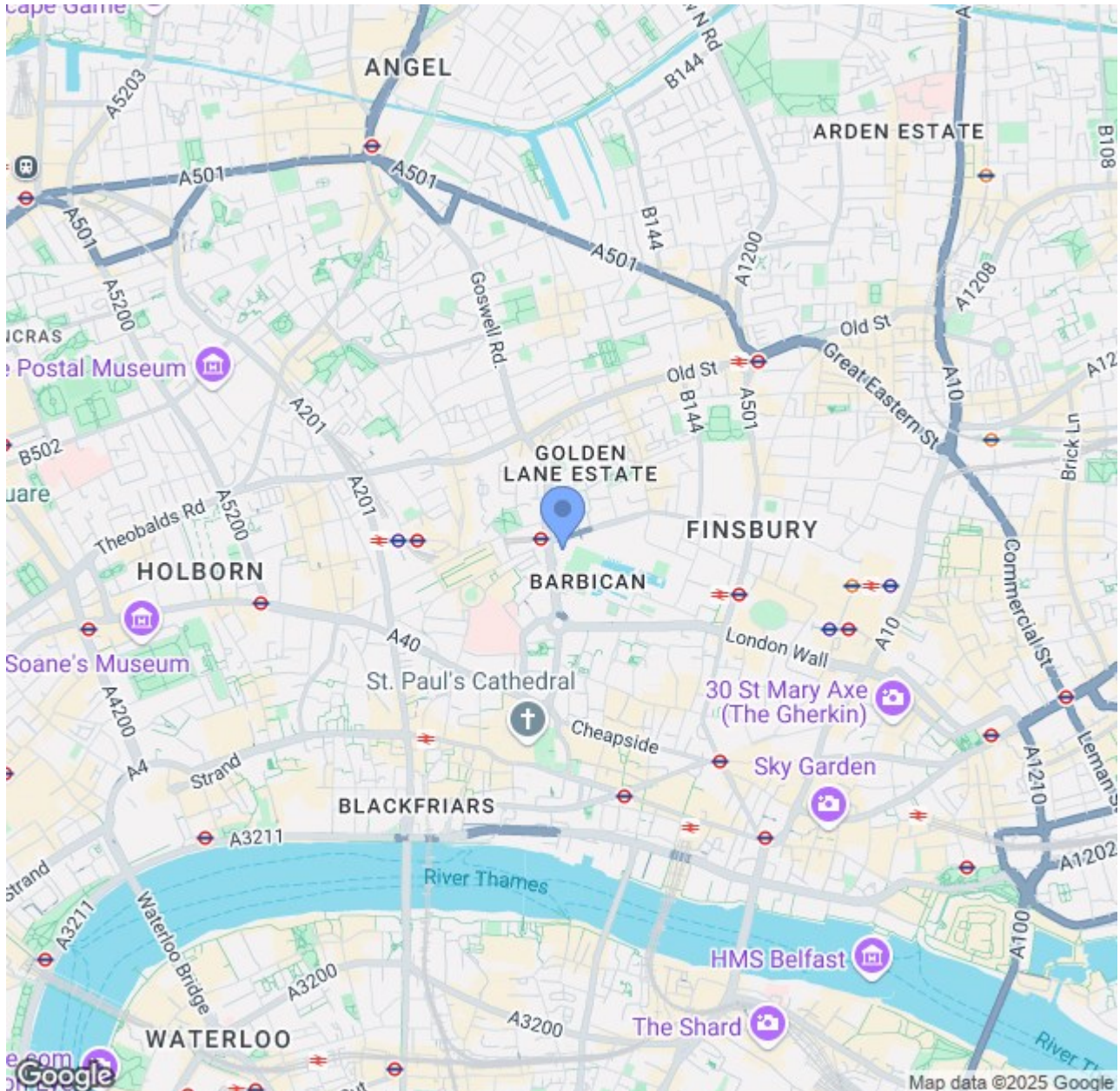




### THIRTY FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA**  
**1143 SQ FT / 106.2 SQ M**

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



## CONTACT US ABOUT THIS PROPERTY

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026

F: 020 7600 0025

E: [property@scottcity.co.uk](mailto:property@scottcity.co.uk)



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>	70	71
EU Directive 2002/91/EC		