



GILBERT HOUSE, LONDON, EC2Y 8BD

Asking Price £995,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

- Two Bedrooms
- Original Bathroom
- West Facing Balcony
- Type 70H
- Second Floor
- Original Kitchen
- Corner Flat
- Great Views over the Lakeside Terrace
- Close to Barbican Arts Centre
- Extended Lease

Situated on the SECOND floor of GILBERT HOUSE in the BARBICAN in this prime position is this two bedroom corner flat (type 70H). This wonderfully presented TWO BEDROOM apartment is located on the corner of the block with truly superb views over the Lakeside Terrace and the Barbican Conservatory, the flat receives a large amount of light through the large sliding windows which lead to the Balcony. The accommodation comprises of an original Barbican kitchen, fitted with Miele washer-dryer, Miele dishwasher and Fridgemaster fridge-freezer. Original Barbican bathroom, entrance hall, good size reception room and two bedrooms.

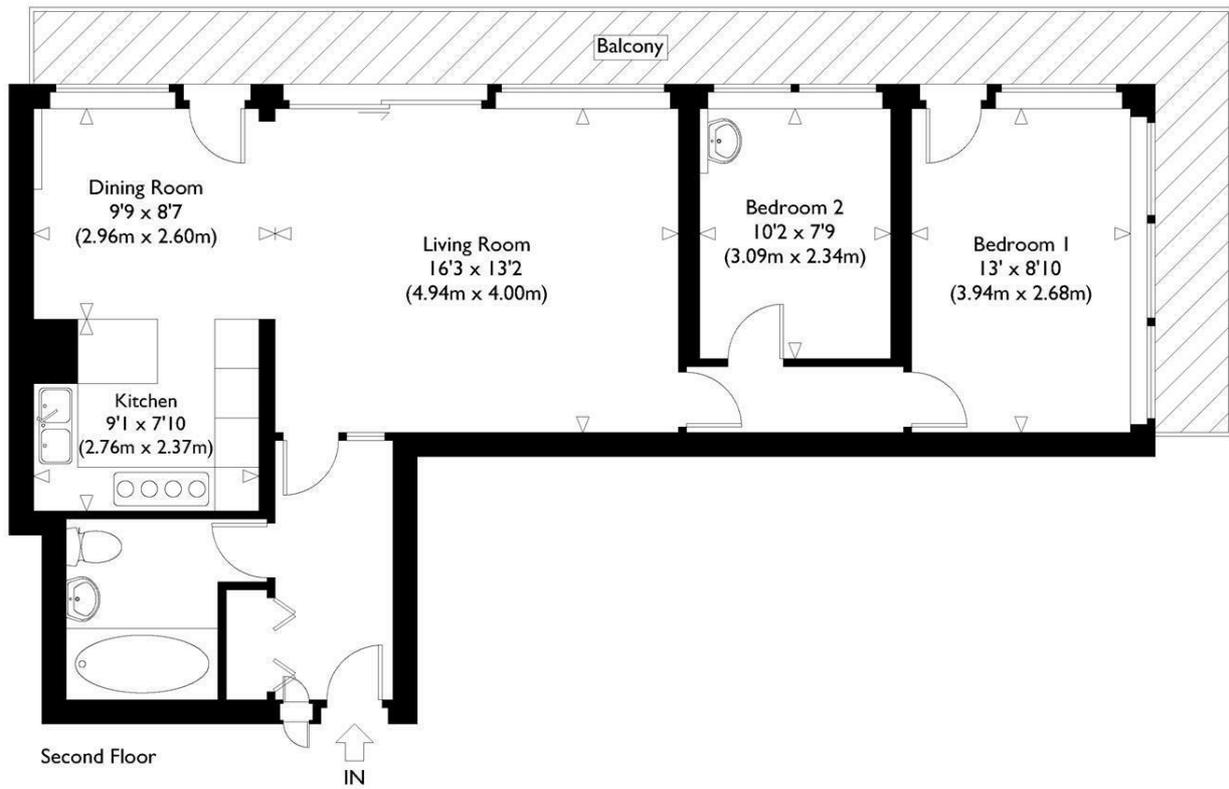
GILBERT HOUSE is situated close to ST PAULS (Central line) and the new Elizabeth Line Station entrance at MOORGATE and LIVERPOOL STREET(now open). Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and 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 very easy walking distance along the covered podium that makes up the Barbican Estate.

Lease: Extended Lease to 2197 Service Charge: £6410.00 2023/2024 Council Tax: Band E £1488.53 per annum



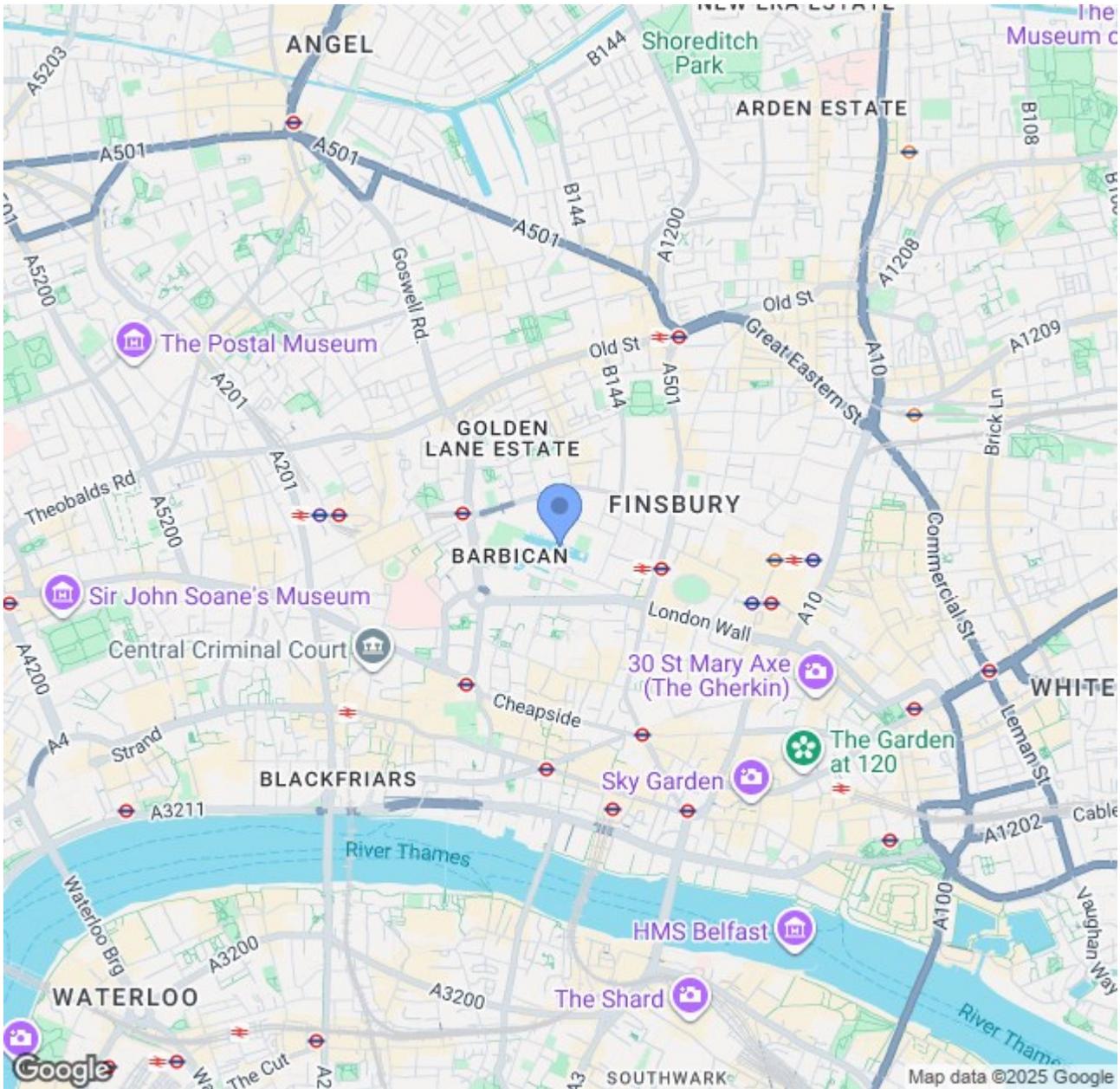
Prepared for Scott City

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Approximate Gross Internal Floor Area : 725 sq ft / 67.4 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	