



## SPEED HOUSE, LONDON, EC2Y 8AU

Asking Price £930,000

2 Bedrooms | 1 Bathrooms | For Sale

### Property Features

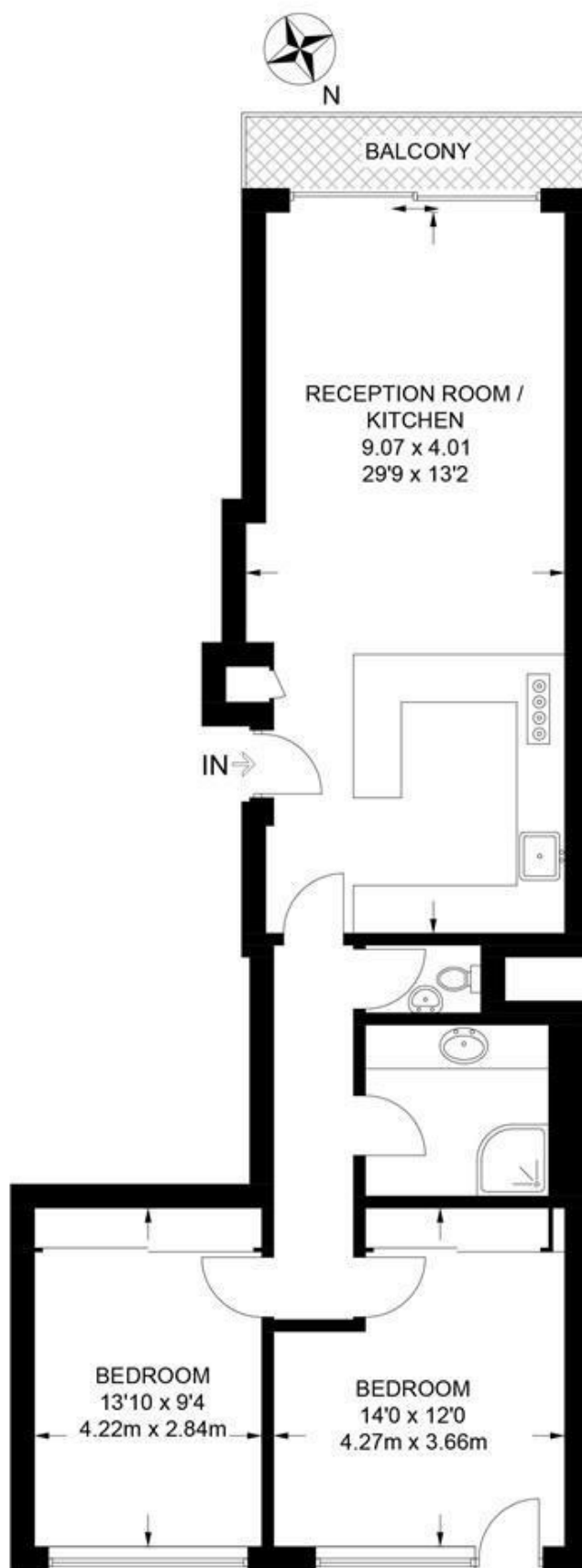
- Two Bedrooms
- Shower Room
- South Facing
- Over looking The Gardens
- Close to the Barbican Arts Centre
- Original Kitchen
- Sixth Floor
- Type 21
- Close to Moorgate

Situated on the Sixth floor of SPEED HOUSE in the BARBICAN is this two bedroom (type 21) flat having a south facing balcony to the front overlooking the Barbican gardens and Lakes beyond. This flat offers an original BARBICAN kitchen, reception room, part original shower room and cloakroom and two bedrooms to the rear facing north.

SPEED HOUSE is situated close to MOORGATE (Northern Line), St PAUL'S (Central Line) Mansion House and the new ELIZABETH LINE Station at Moorgate. 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 its various 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: 125 years from 1981 Service Charge: £5650.00 per annum Ground Rent: £10 per annum



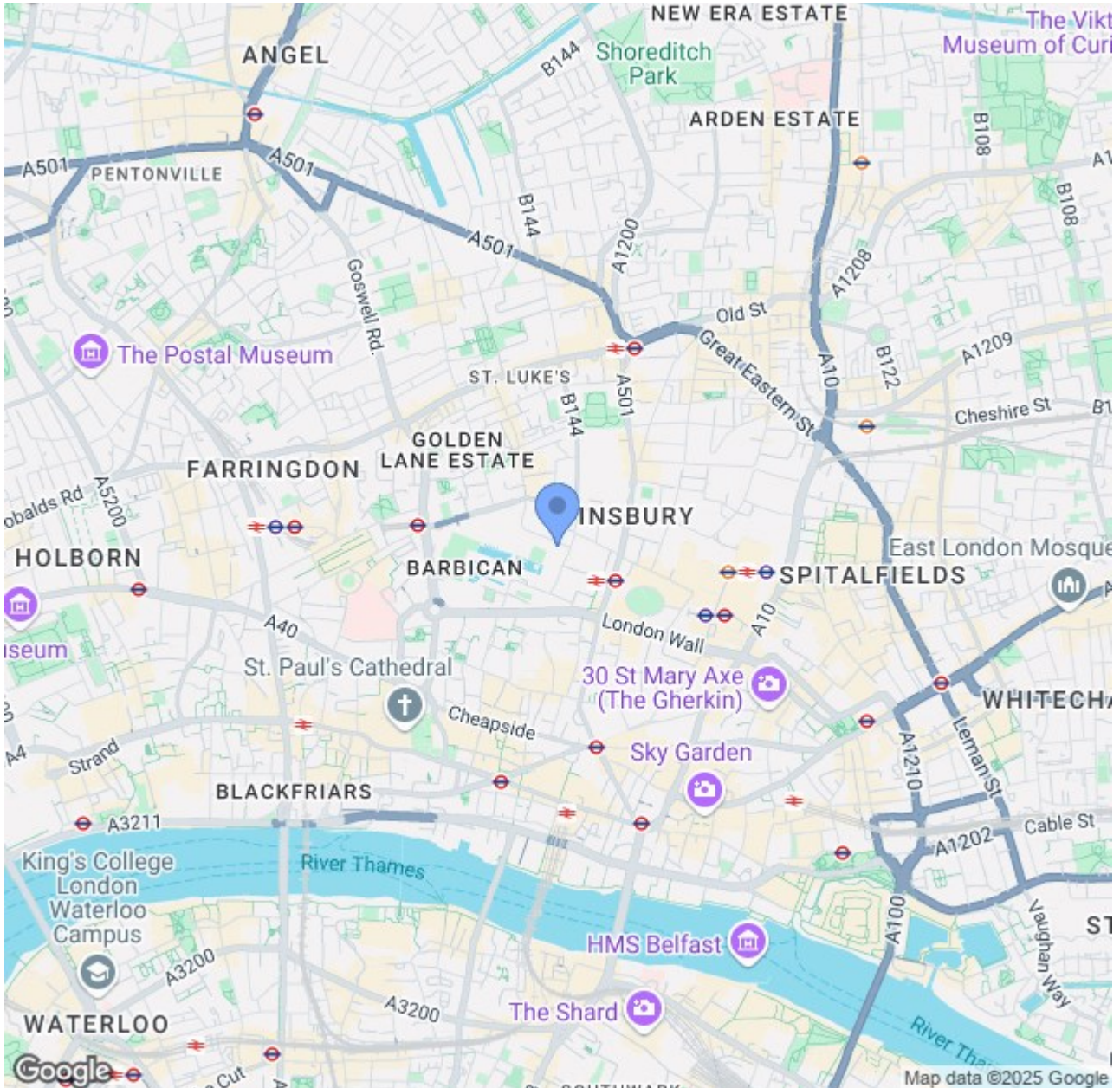


### SIXTH FLOOR

**APPROXIMATE GROSS INTERNAL AREA  
801 SQ FT / 74.4 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) <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		
England & Wales		EU Directive 2002/91/EC