



ANDREWES HOUSE, LONDON, EC2Y 8BA

Asking Price £775,000

1 Bedrooms | 1 Bathrooms | For Sale

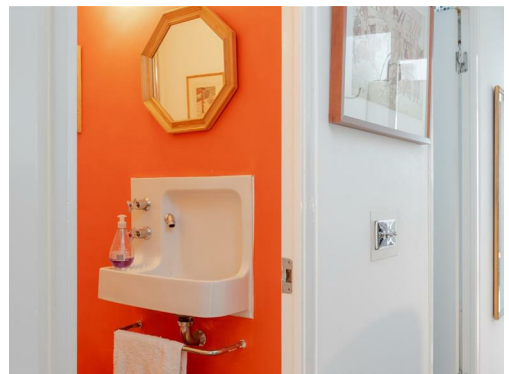
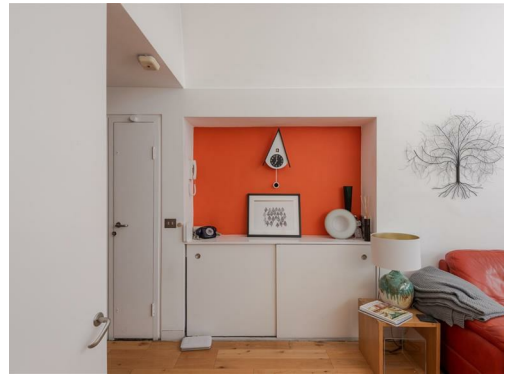
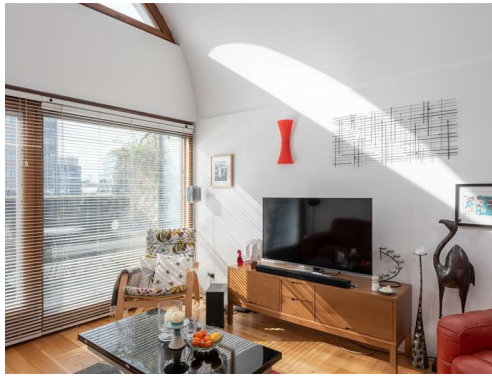
Property Features

- One Bedroom
- 7th Floor
- Re Fitted Kitchen
- Separate Cloakroom
- South Facing Reception Room
- Barrel Vaulted Ceilings
- Extended Lease
- Bathroom
- Balcony
- Close to Barbican Arts Centre

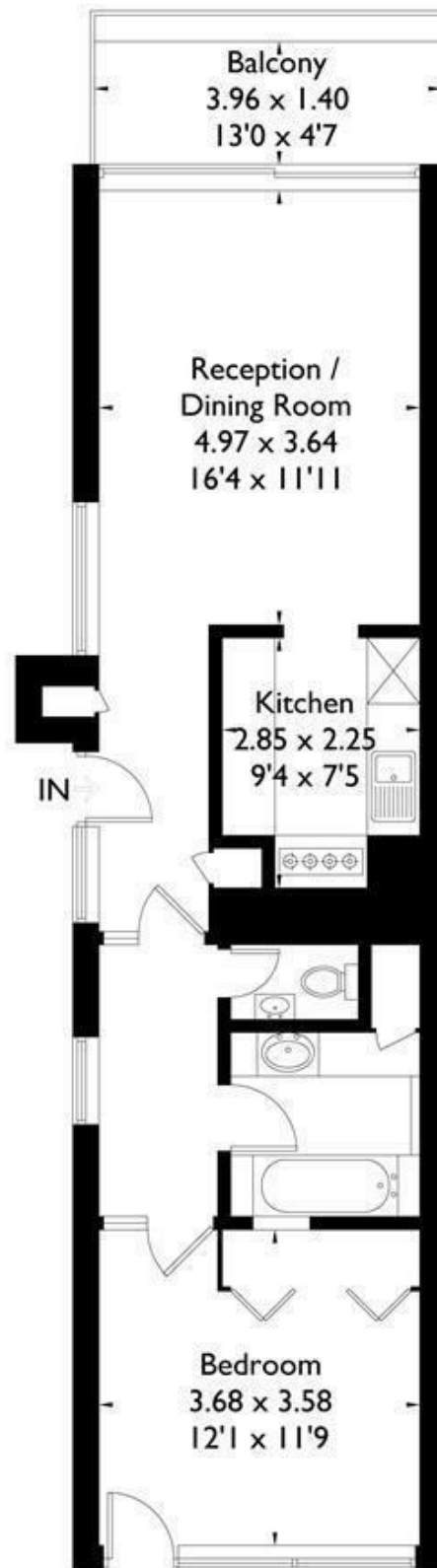
Situated in ANDREWES HOUSE in the BARBICAN is this bright one bedroom (type 23H) top floor penthouse apartment with barrel vaulted ceilings in the reception room and bedroom. The reception room faces south with full height windows and glass sliding door leading to a balcony with views over the CITY, the kitchen and bathroom are in original Barbican condition retaining the original features and the bedroom has views over the Barbican gardens and lake. Extended Lease.

Andrewes House is situated close to MOORGATE (Northern Line), St PAUL'S (Central 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: £7,222 per annum Council Tax Band: E - £1557.20 per annum

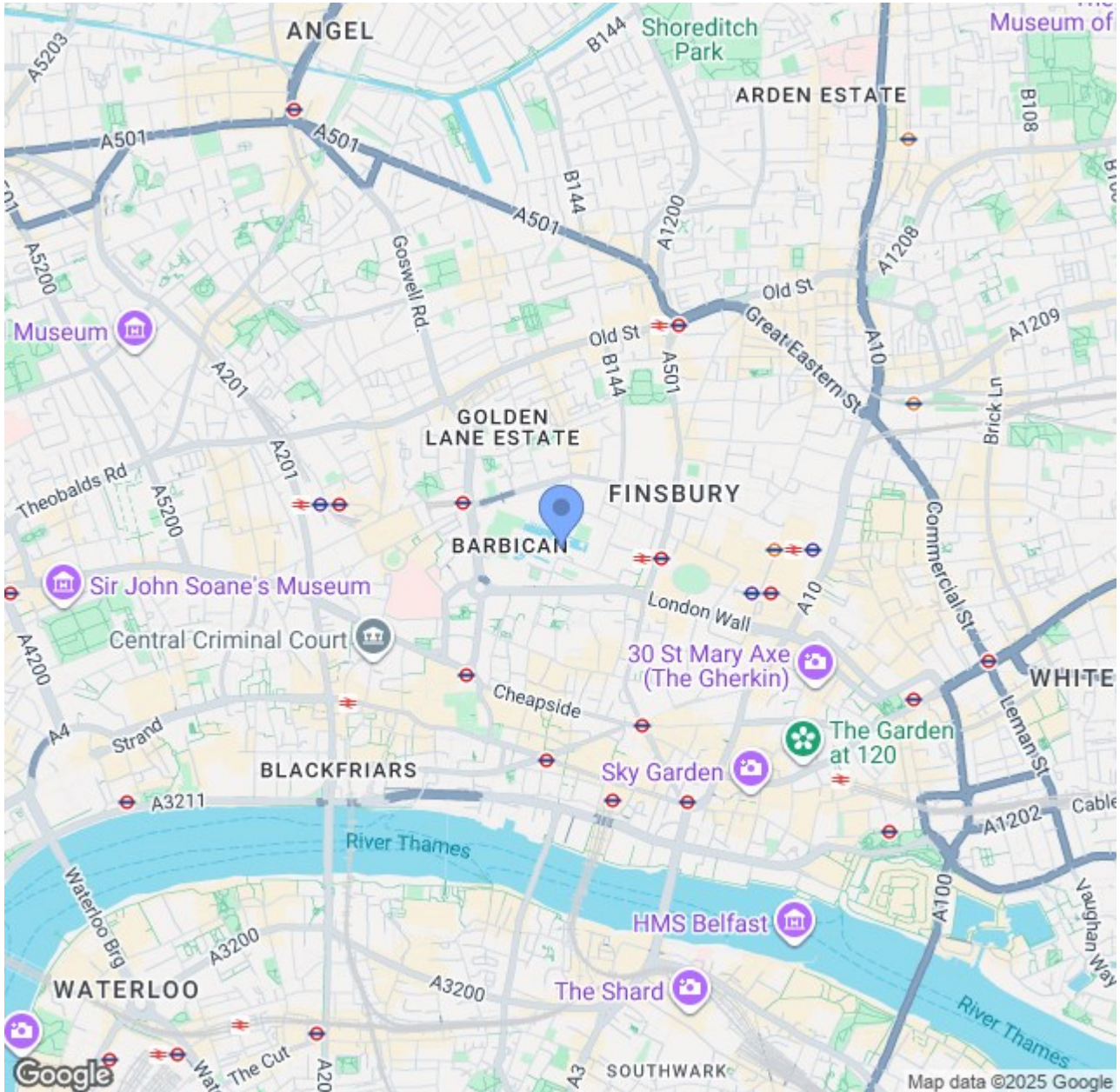


Approximate Gross Internal Area
56.6 sq m / 609 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 192981

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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