GILBERT HOUSE, LONDON, EC2Y 8BD

Asking Price £975,000

1 Bedrooms | 1 Bathrooms | For Sale
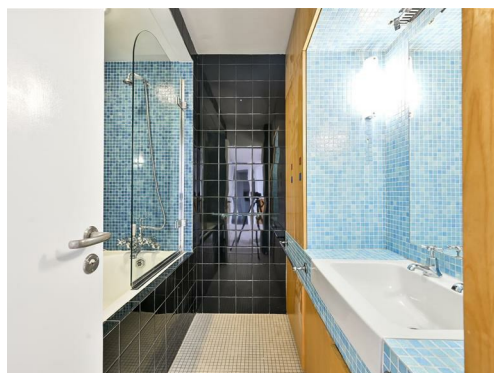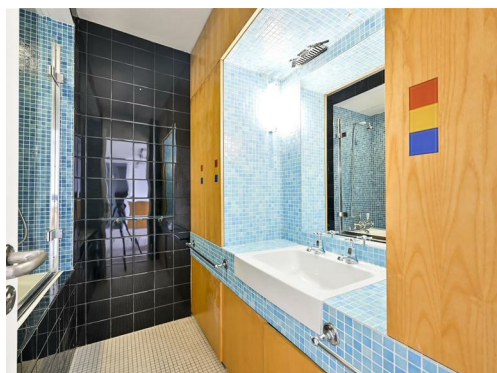
Property Features

- Fifth Floor
- One Bedroom
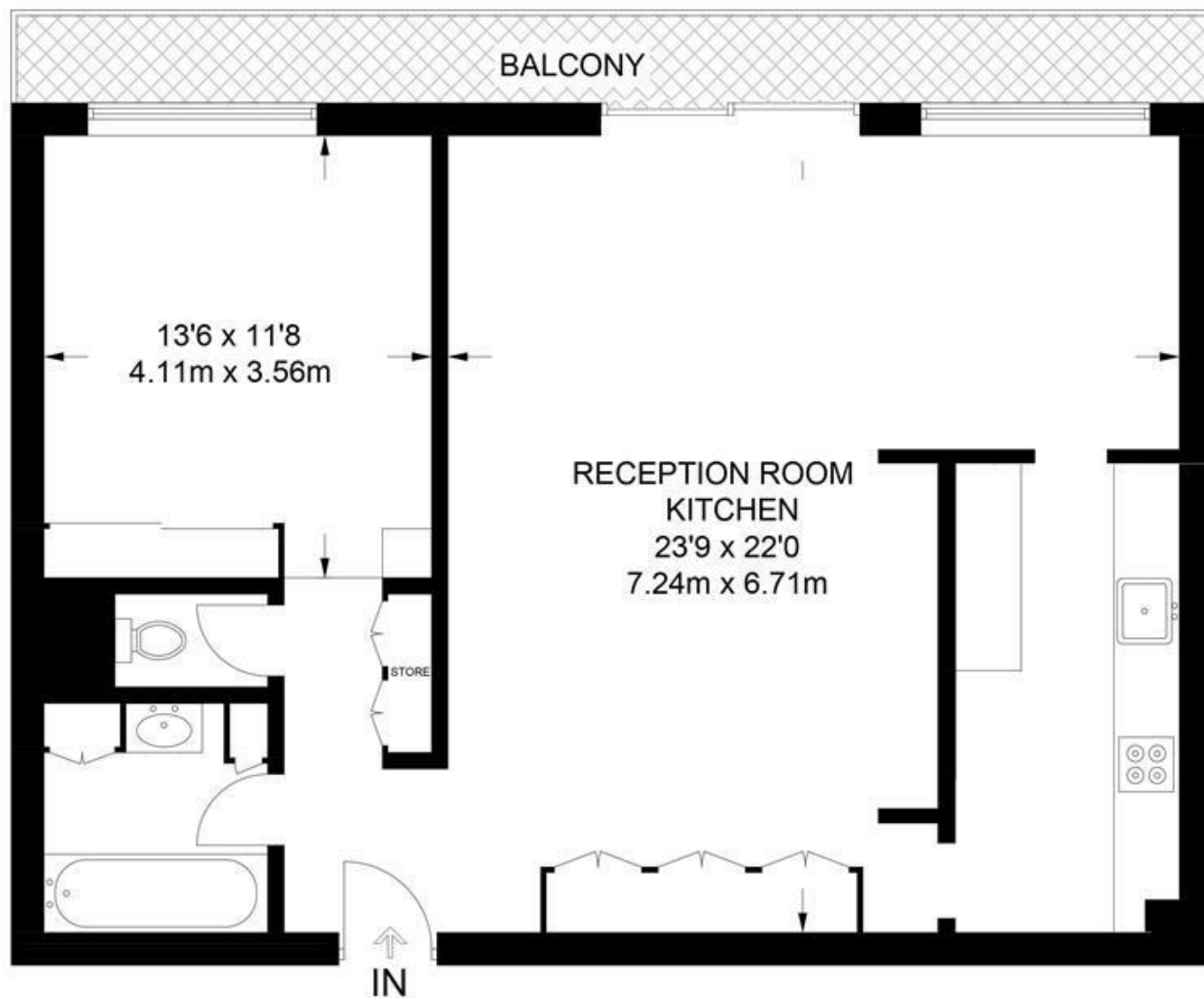- Type 31
- Overlooking the Lakeside Terrace
- No Chain

Situated on the FIFTH floor of GILBERT HOUSE in the BARBICAN in prime position is this ONE bedroom apartment with L shape reception room (type 31). This flat is situated in the middle of Gilbert House, arguably the most sought-after block on the Barbican Estate. The apartment benefits from full-width windows facing west with views over the Barbican lake and and gardens beyond. The property has been freshly painted throughout and is offered with vacant possession so no onward chain.

Residents enjoy access to the Barbican private gardens. Underground parking and storage can be directly rented from the City of London Corporation by separate negotiation. Included within the service charge is electric underfloor heating, rubbish collection, window cleaning and building insurance.

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: 125 years from 1981 Ground Rent £10 per annum Service Charge: £8162.00 2024/2025 Council Tax: Band E £1488.53 per annum
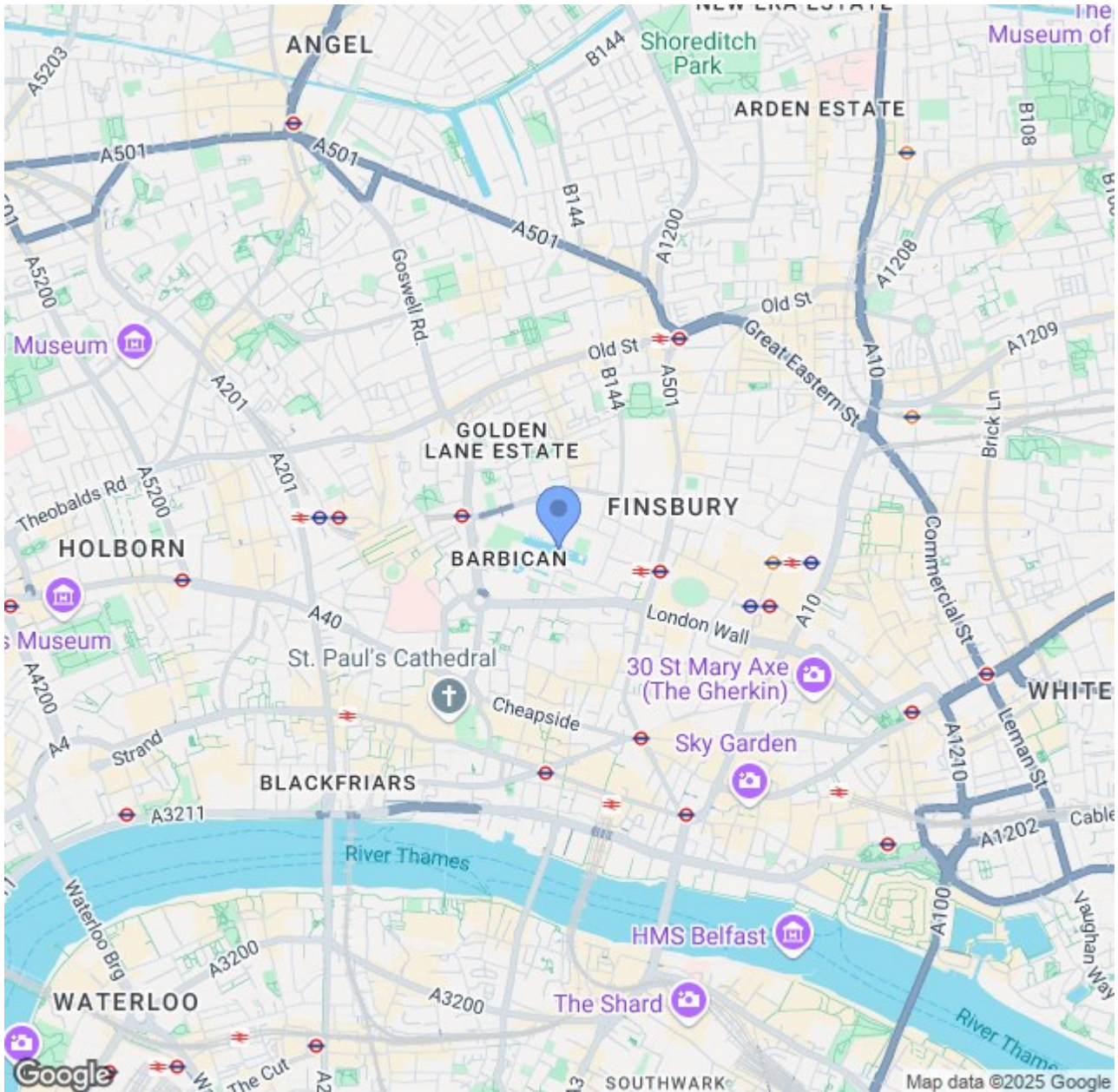
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BALCONY

13'6 x 11'8
4.11m x 3.56m

RECEPTION ROOM
KITCHEN
23'9 x 22'0
7.24m x 6.71m

STORE

IN

FIFTH FLOOR

**APPROXIMATE GROSS INTERNAL AREA
821 SQ FT / 76.3 SQ M**

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

scott city
residential

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		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC