



ANDREWES HOUSE, LONDON, EC2Y 8AY

Asking Price £925,000

2 Bedrooms | 1 Bathrooms | For Sale

Property Features

- Two Bedrooms
- Original Barbican Bathroom
- 4th Floor
- South Facing Balcony
- Extended Lease
- Original Barbican Kitchen
- Separate Toilet
- Views Over The Gardens and Lakes
- Close to Barbican Arts Centre
- Close to Elizabeth Line Moorgate

Situated on the Fourth Floor of ANDREWES HOUSE in the BARBICAN is this two bedroom (type 21) flat featuring a south facing balcony to the front and to the rear a north aspect overlooking the Barbican gardens and lakes. The property offers an original kitchen, reception room, original bathroom and cloakroom and two bedrooms to the rear overlooking the gardens, as well as under floor heating throughout which is included in the service charge. There is a passenger lift also giving access to the underground car park. Parking available to buy or rent through the Barbican Estate by separate negotiation. This property has an 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 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.

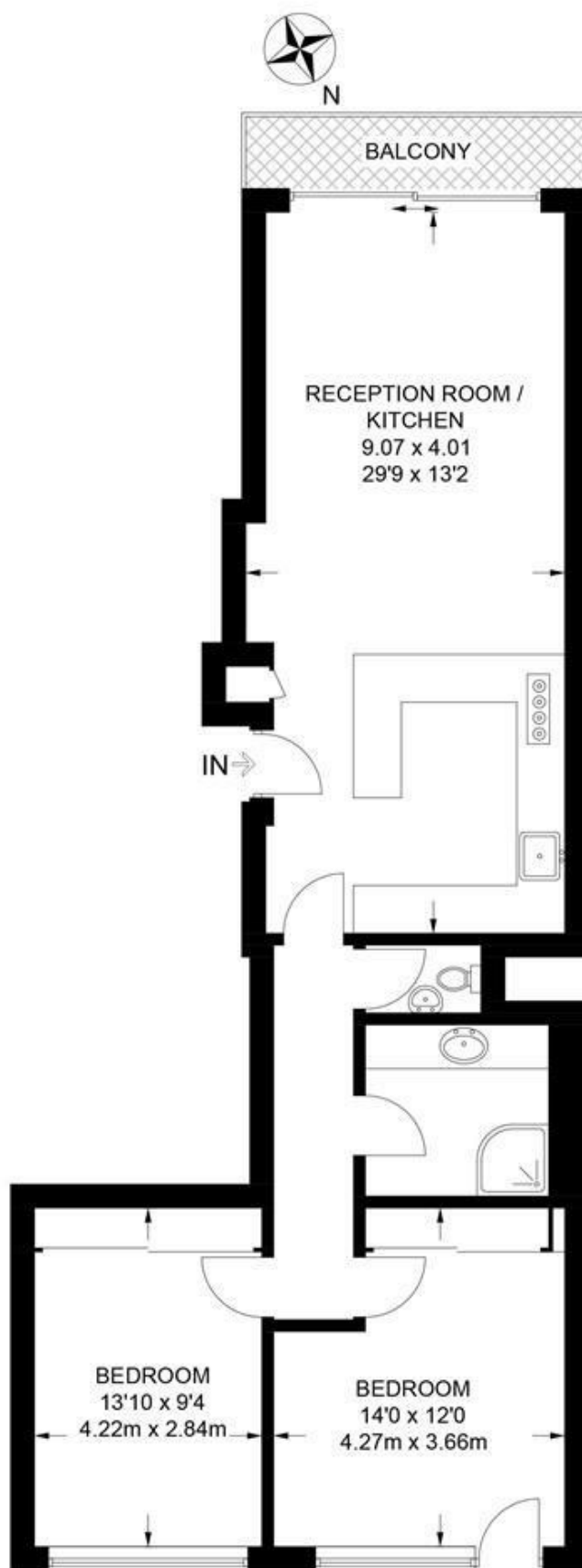
Lease: Extended to 2156

Service Charge: Approx. £7,830 per annum

Council Tax: Band E – £1,557.20 per annum

EPC Rating: C

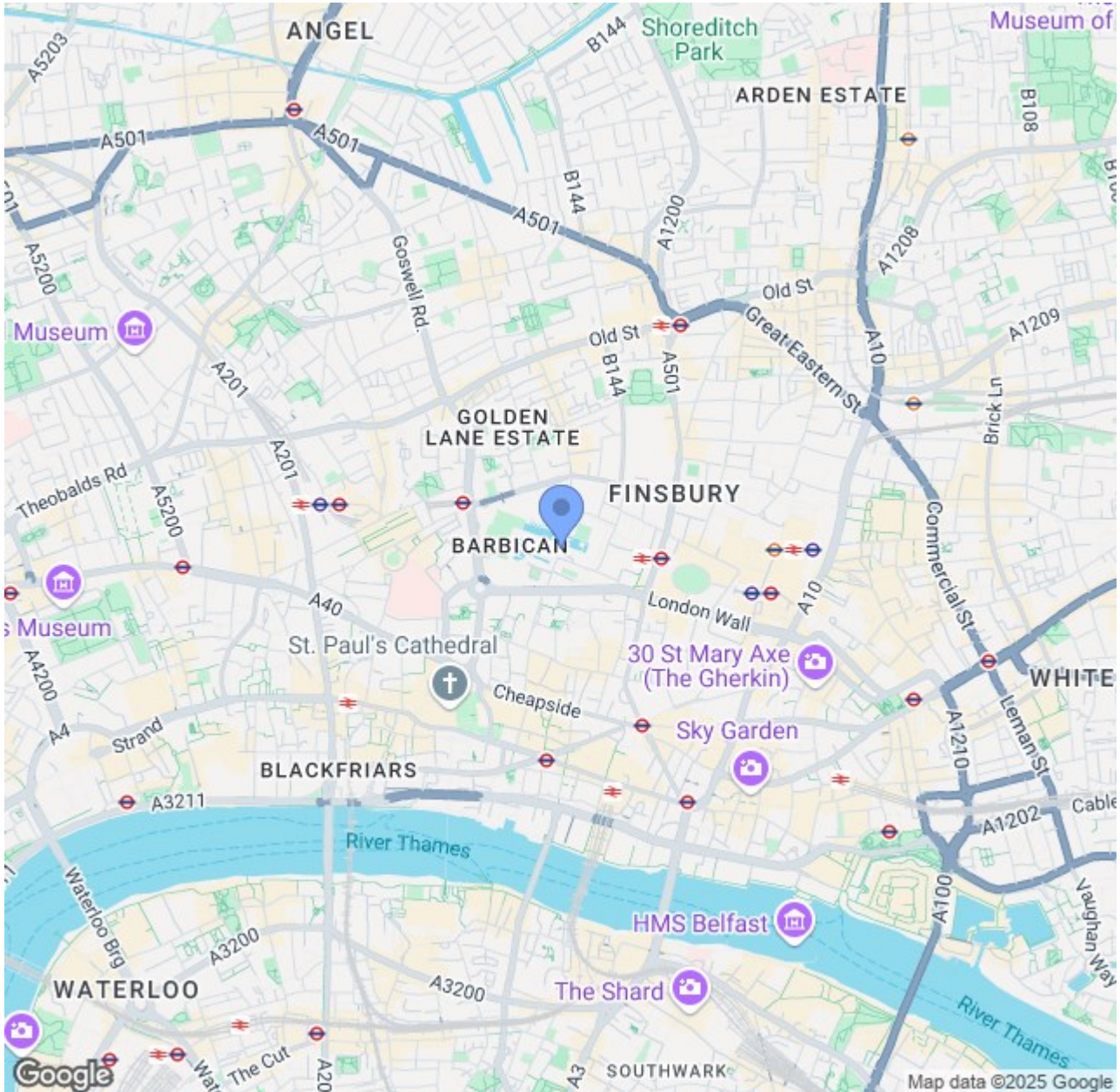




FOURTH FLOOR

**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) A		
(81-91) B	78	78
(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	