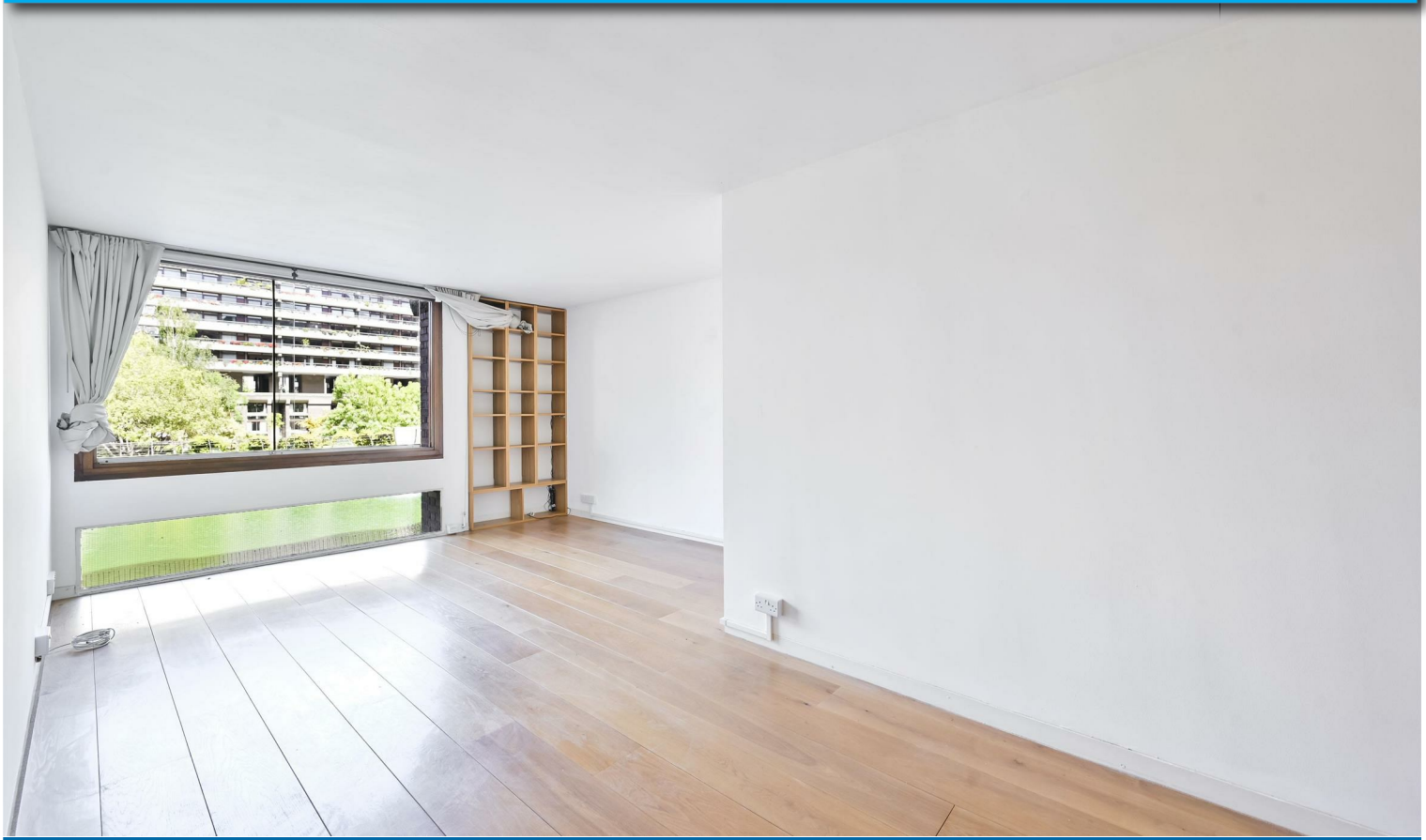




ANDREWES HOUSE, LONDON, EC2Y 8AY

Asking Price £735,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

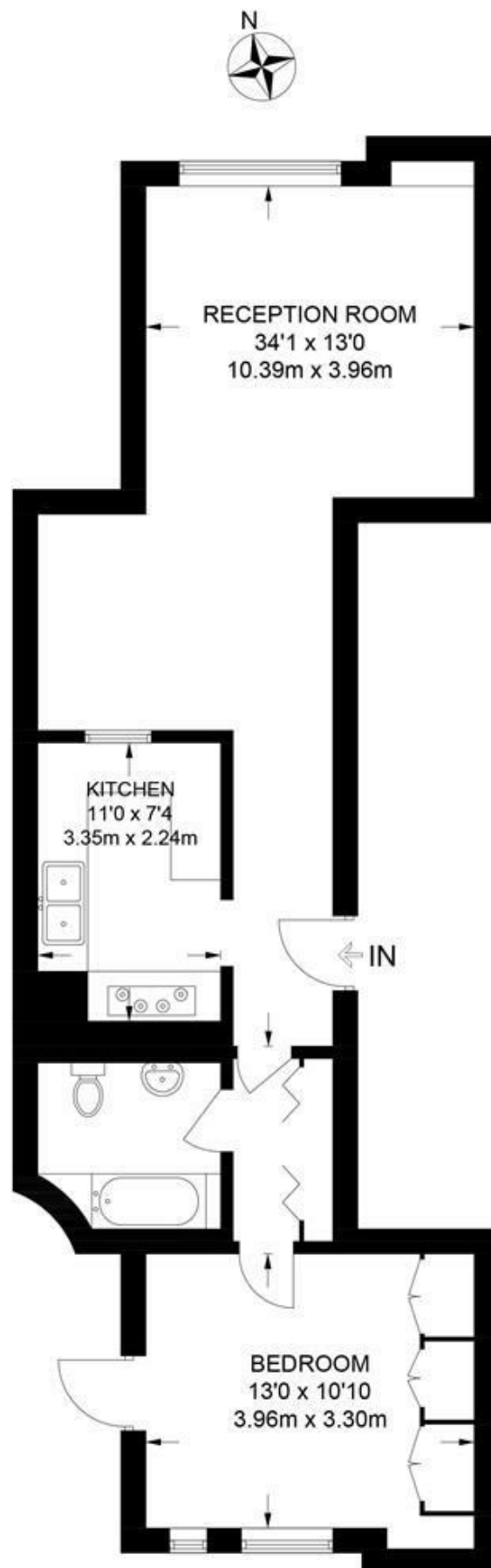
- One Bedroom
- Great Views over the gardens and lakes
- Original Bathroom
- Close to Elizabeth Line Moorgate
- Extended Lease
- Below Podium
- Original Kitchen
- Recently Redecorated
- Close to Barbican Arts Centre
- Flat Type 16H

Situated in the well renowned Barbican Estate is this fantastic good size ONE BEDROOM apartment (type 16H) located below podium level in Andrewes House. The property has fantastic VIEWS through the large window over the lakeside terrace and private gardens. The property offers a good reception room, Original Barbican Kitchen and Original Barbican Bathroom, good size bedroom. The flat also benefits from under-floor heating which is included in the service charge. This property has the advantage of an extended lease.

ANDREWES HOUSE is situated close to BARBICAN and MOORGATE underground stations, St PAUL'S (Central Line) and the new Elizabeth Line Station at Farringdon and 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 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.

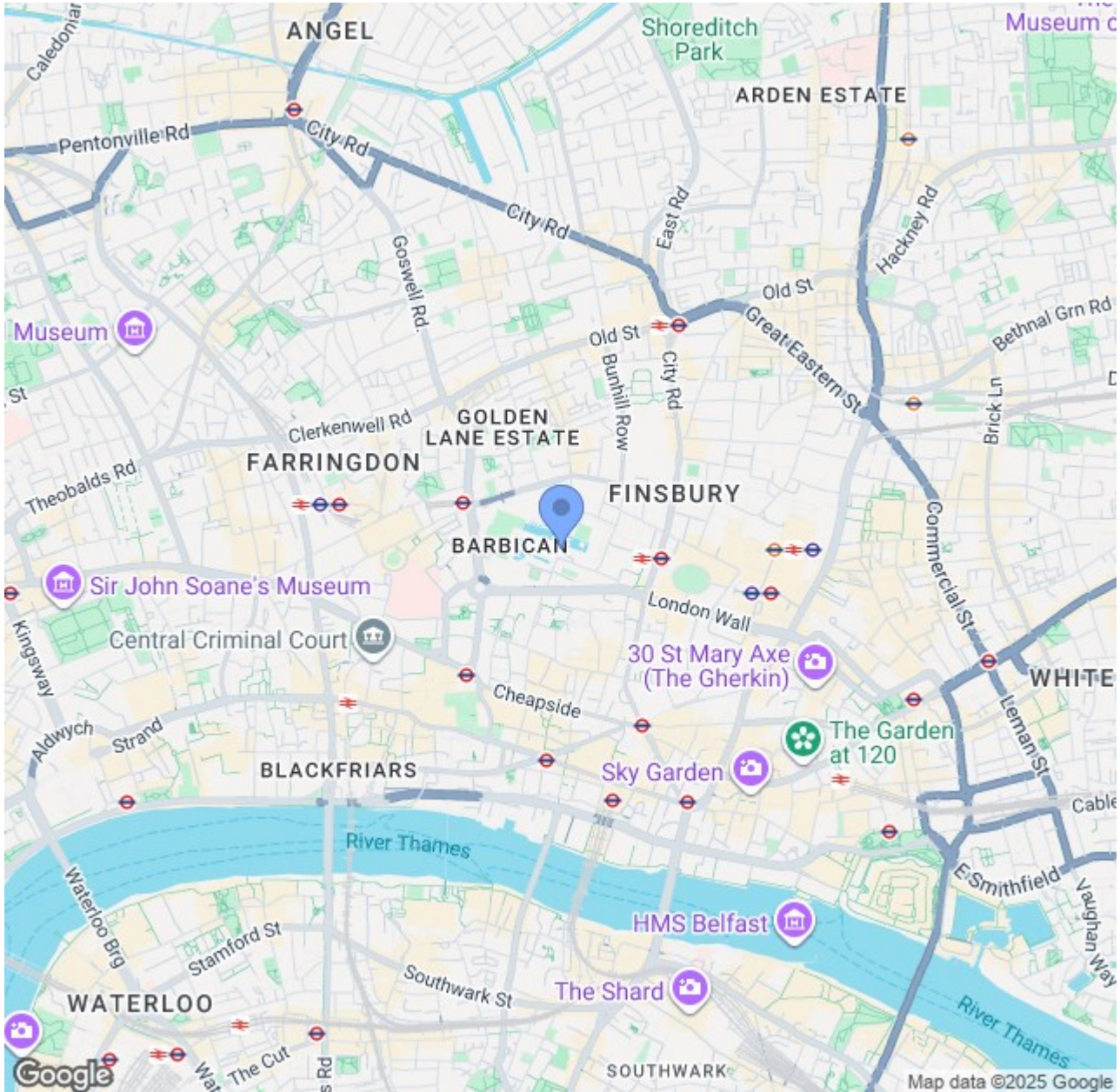
Lease: Extended Lease 171 years remaining Service Charge: £6780.00 per annum Council Tax Band E £1557.20 per annum





**APPROXIMATE GROSS INTERNAL AREA
647 SQ FT / 60.1 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		
(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