



ANDREWES HOUSE, LONDON, EC2Y 8AX

Asking Price £915,000

1 Bedrooms | 1 Bathrooms | For Sale

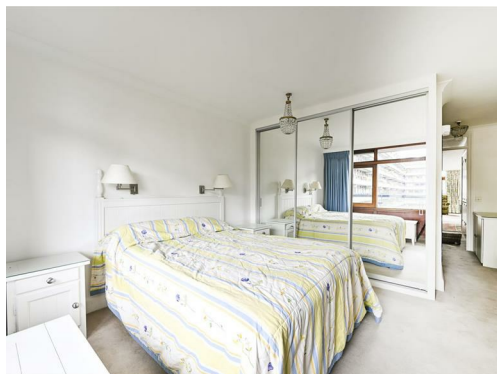
Property Features

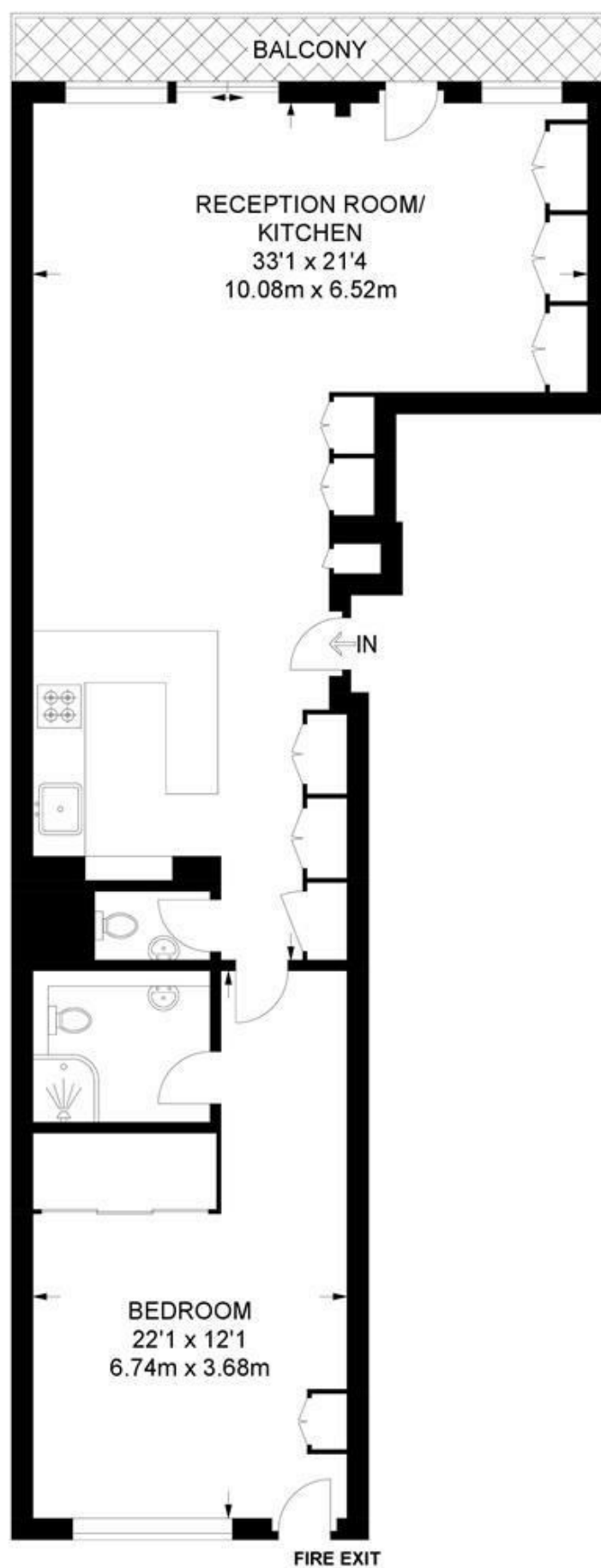
- One Bedroom
- Re Fitted Kitchen
- South Facing Balcony
- Communal Gardens
- Type 20
- Re Fitted Shower Room
- Close to Elizabeth Line Station Moorgate
- Close to Barbican Arts Centre

Situated on the Third Floor of ANDREWES HOUSE in the BARBICAN is this large ONE BEDROOM (type 20) flat featuring a south facing balcony to the front with views towards St. Alphage Garden across London Wall to Brewers' Hall and to the rear a north aspect overlooking the Barbican gardens and lakes. This bright apartment has extensive fitted storage throughout, a contemporary white gloss kitchen with Siemens appliances, a guest wc, with an en suite shower room and a bedroom with further fitted storage. The refurbishment was carried out by Thomson Brothers. The Type 20 layout allows for conversion thanks to the L-shaped reception room to create a second bedroom or study. There is a passenger lift by the front door giving access to the underground car park. Parking available to buy or rent through the Barbican Estate by separate negotiation.

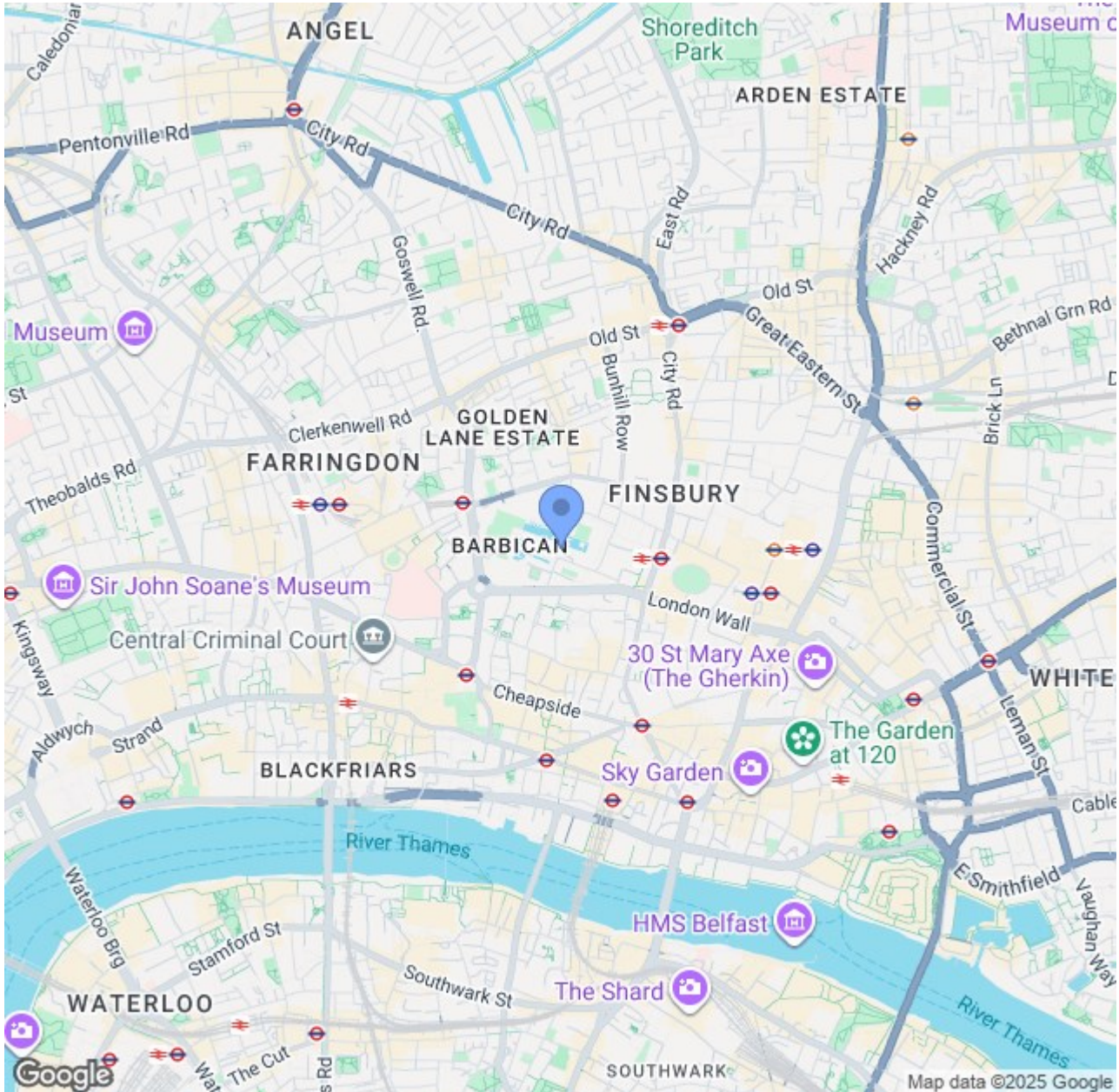
Andrewes House is situated close to MOORGATE (Northern Line), ST. PAUL'S (Central Line) MANSION HOUSE and the new ELIZABETH LINE Stations at MOORGATE and FARRINGDON. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Paul's Cathedral, The River, South Bank, 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, cinemas, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

Tenure: Leasehold Lease 125 Years from 1981
Service Charge: £6,414 (Yearly)
Annual Ground Rent: £10
Council Tax Band: E





**APPROXIMATE GROSS INTERNAL AREA
780 SQ FT / 72.5 SQ M**



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