

Frank Harris — & Co. —



Gilbert House, Barbican, EC2Y

£950,000

This one bedroom flat has arguably one of the nicest views from the middle of the block across the lake and towards St. Giles Church. On entering the property you are greeted with a large L-shaped reception room with a wall of windows facing west, and a door leading to the balcony. There is a galley kitchen with the original Brooke Marine kitchen, a dining area, bathroom with large walk in shower, separate wc and a bedroom with fitted wardrobes.



Gilbert House stands on tall columns above the Barbican lake with views of the B.T. Tower, and St. Giles Church, one of the few remaining medieval churches in the City of London which survived devastating bombing during the Blitz.

The building sits adjacent to the Barbican Arts Centre, with three cinemas, a concert hall, library and several restaurants. There is also a conservatory which is open for tours (fee applies). The Conservatory houses around 1,500 species of plants and trees, some of which are rare and endangered in their native habitat.

A large Waitrose supermarket is close by on Whitecross Street, and a Marks and Spencer food and clothing store in Moorgate. Five star hotels nearby include The Ned, Montcalm and the South Place Hotel.

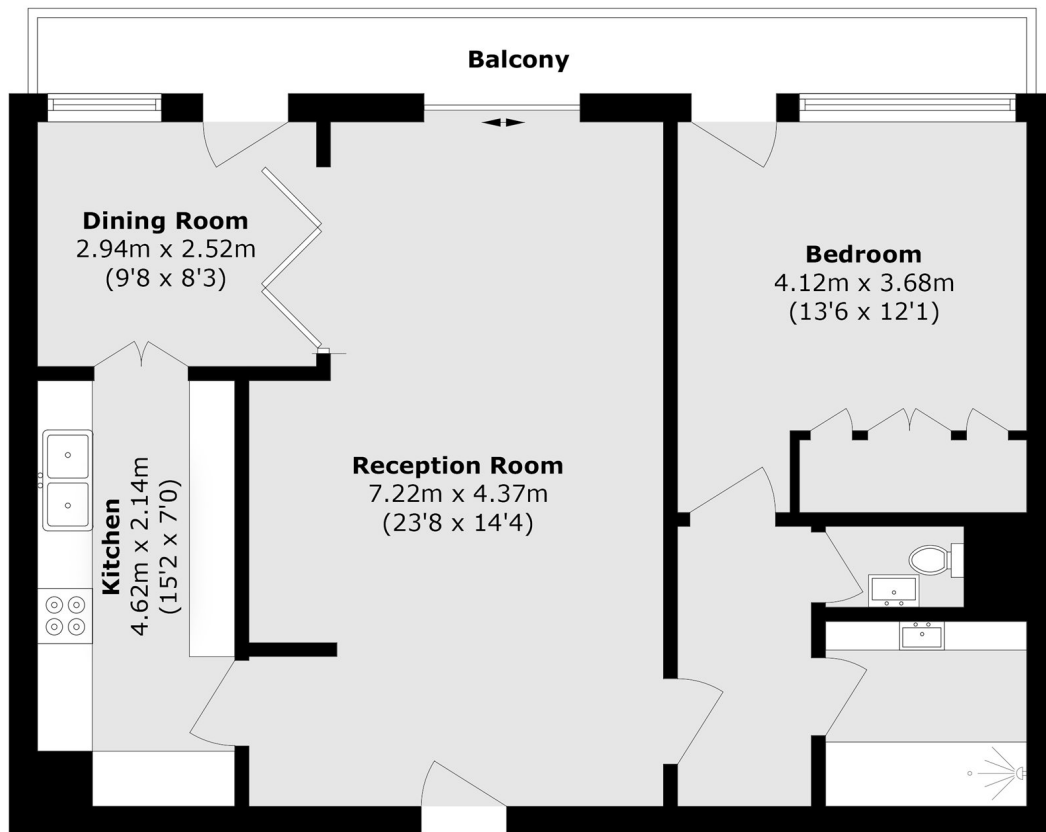
Local transport links are superb with Moorgate, Barbican and Farringdon Stations a short walk away offering easy access to the City's financial district as well as London's West End.

The nearest station is Moorgate which offers access to the Elizabeth Line, Hammersmith and City, Circle, Metropolitan and Northern Lines and National Rail. Farringdon Station also offers access to Thameslink.

- One Bedroom Flat • Type 26H • Third Floor •
 - West Aspect • Extended Lease • No Onward Chain •
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Total area (approx.): 75.3 sq. m (810.5 sq. ft)
Balcony area (approx.): 8.34 sq. m (89.7 sq. ft)

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

