

Frank Harris & Co.



Andrewes House, Barbican, EC2Y

£950,000

This bright, second floor two bedroom flat has a south facing reception room with a full height window and door to the balcony, a contemporary cream gloss kitchen with integrated appliances and a freestanding Smeg fridge, separate wc, bathroom and two double bedrooms overlooking the lake.



St Alphage Garden is tucked away opposite Andrewes House and is sunk below road level, parts of the Roman City Wall are at its southern boundary. There is seating and numerous flower beds to enjoy a peaceful retreat from the City.

Barbican residents have use of their own private gardens, 24 hour car park attendants, storage cages and parking spaces are available by separate negotiation below the building.

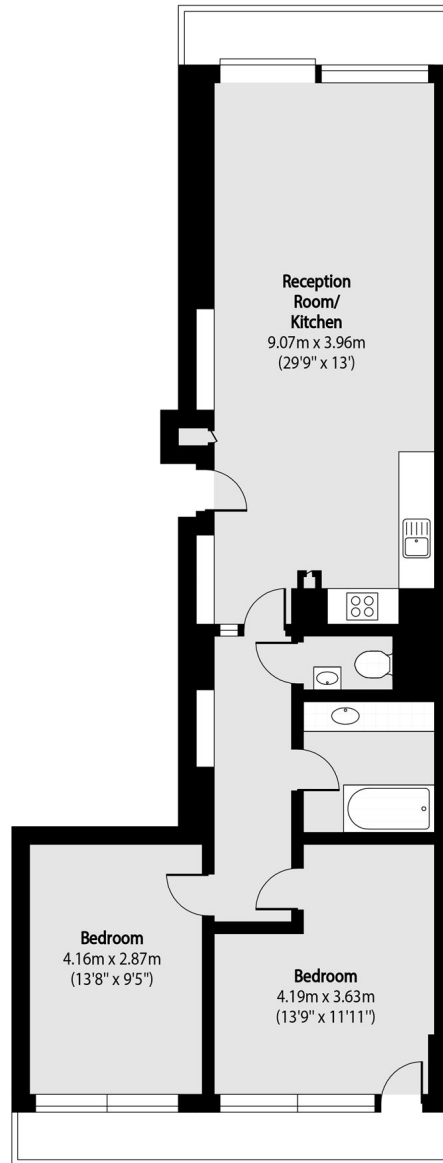
The Barbican Arts Centre provides three on-site cinema screens, restaurants, bars, a concert hall, library and a magnificent conservatory. Walking tours are also available from the centre to discover its rich history.

Within walking distance of Moorgate, Barbican, Farringdon and St Paul's Underground Stations with access to the Central, Circle and Hammersmith and City Lines and the Elizabeth Line, a mere five minutes away.

- Two Bedroom Flat • Type 21 • Modern Kitchen And Bathroom •
 - No Onward Chain • Original Lease • Overlooking Lake •
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Total area (approx): 77.35 sq m (833 sq. ft)

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Energy Rating: N/A. 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.

