

# Frank Harris — & Co. —



## Bryer Court, Barbican, EC2Y

£500,000

A quietly situated studio on the 1st floor of this popular building overlooking a tranquil landscaped courtyard area below. Internally, the property has an updated interior with a contemporary shower room and an updated kitchen. There are fitted wardrobes in the studio room and most items of furniture could be sold by separate negotiation. Extended lease.



Bryer Court is unique as all flats are studios facing west onto Beech Gardens. The entrance is straight into the kitchen with a bathroom on one side. Beyond the kitchen there is a good sized studio room, easily adaptable into a living and sleeping area.

A special feature of Bryer Court studios, not present in studio flats in other Barbican blocks, is that the kitchen is separate. There are some special features to the bathroom too. Unlike almost any other flat on the estate, the bathroom has a window and enjoys natural light.

Bryer Court was named after W Bryer & Sons a firm of gold refiners. The business is said to have been established in 1815.

Facilities nearby include a large Waitrose supermarket, the Barbican Arts Centre with its three cinema screens, and selection of bars, restaurants and its famous arts centre and conservatory, a Marks and Spencer food and clothing store in Moorgate, and a good selection of shops, bars and restaurants on Cheapside. There are a good number of five star hotels nearby including the Ned with nine restaurants and bars.

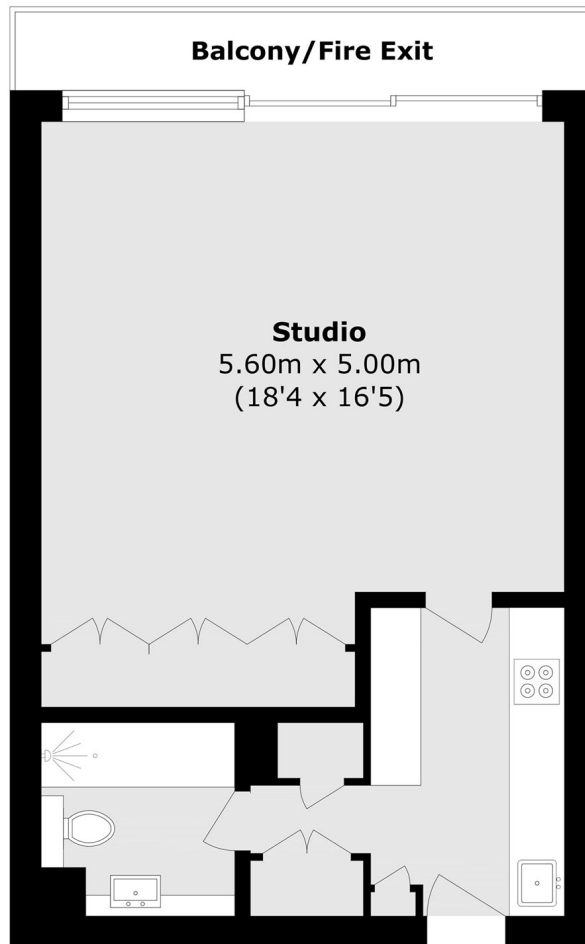
Just a short walk to Clerkenwell, Spitalfields with its daily market and a mid week food market on Whitecross Street.

Situated a short walk away from both Barbican and Farringdon stations with access to the Elizabeth line, Hammersmith and City, Circle, Metropolitan and Thames Link from nearby Farringdon station.

- Studio Flat • First Floor • West Aspect •
  - Extended Lease • Shower Room • Modernised Kitchen •
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Total area (approx.): 38.0 sq. m (409.0 sq. ft)  
(Balcony/Fire Exit area (approx.): 4.0 sq. m (43.0 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.

