

Frank Harris & Co.

in partnership with Marsh & Parsons



Bryer Court, Barbican, EC2Y

£475,000

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



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.

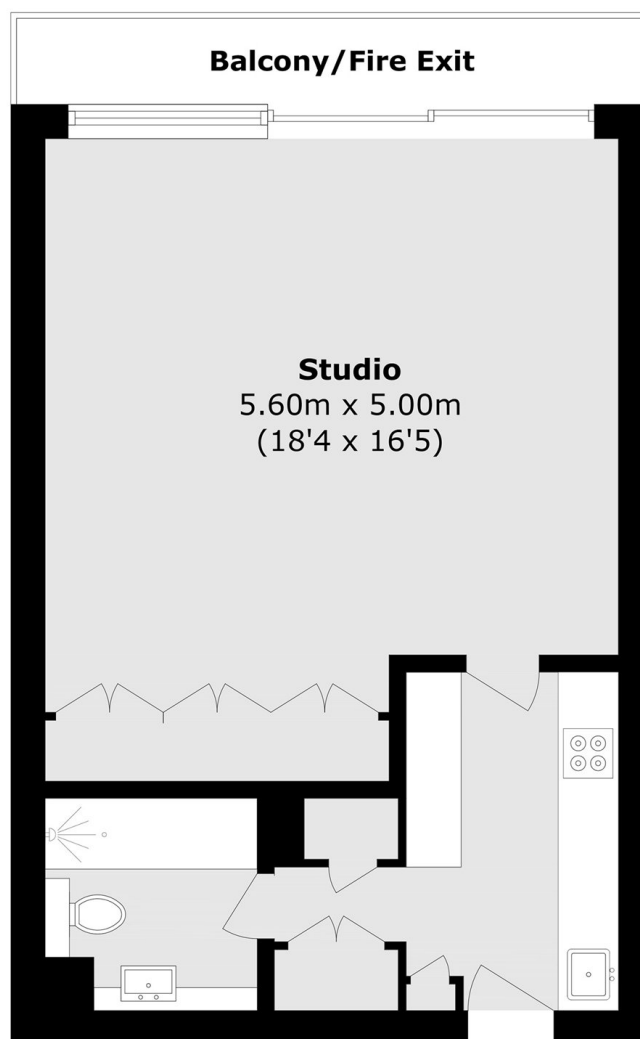
- Studio Flat
 - First Floor
 - West Aspect
 - Extended Lease
 - Shower Room
 - Modernised Kitchen
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Total area (approx.): 38.0 sq. m (409.0 sq. ft)
(Balcony/Fire Exit area (approx.): 4.0 sq. m (43.0 sq. ft))