

Frank Harris & Co.



Willoughby House, Barbican, EC2Y

£699,950

A third floor one bedroom duplex. (Type 92) Comprising: reception room with a west aspect, and a full height sliding door leading onto the balcony facing towards the lake and gardens, there is an original Barbican design fitted kitchen, stairs down to the half landing with a bathroom, and a bedroom to the rear, with a fitted wardrobe.



Willoughby House is unique in its layout of 148 flats and maisonettes, with the reception rooms generally overlooking the residents only gardens and lake. There is parking below the building which can be rented by separate negotiation along with storage rooms and bike storage, there is also a 24 hour car park attendant. The service charges include window cleaning, background underfloor heating, cleaning of the common areas and maintenance of the gardens.

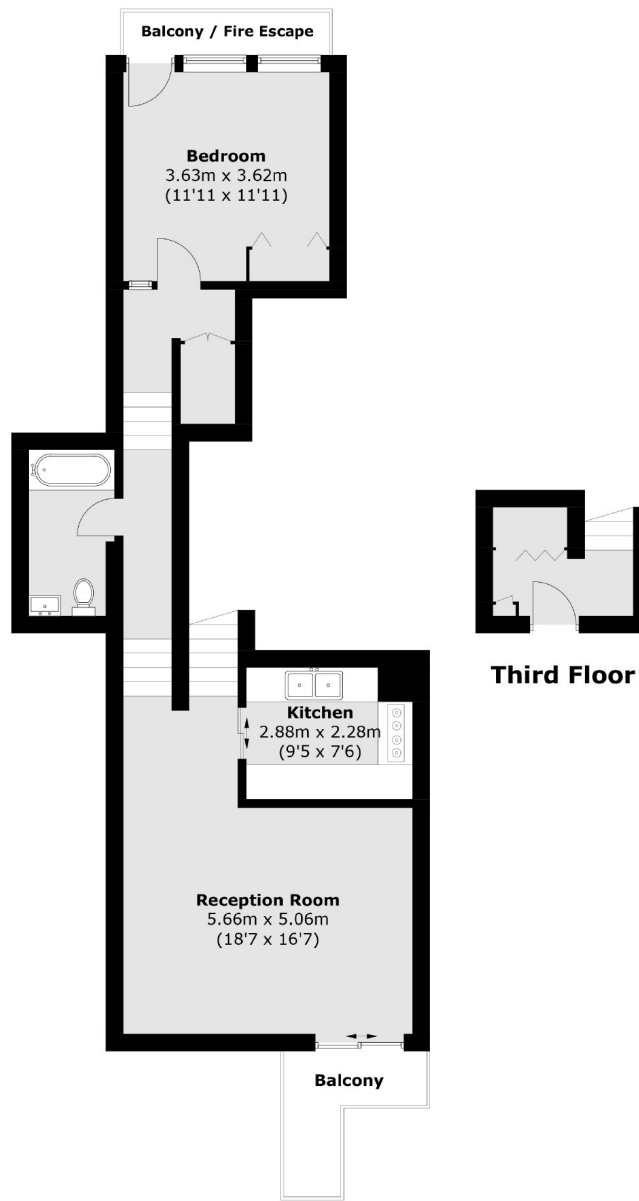
Walking tours of the estate can be booked via the Barbican Centre, where there are also cinema screens and bars and restaurants. The closest shopping centre is on Cheapside which is open 7 days a week, there is also a full size Waitrose on Whitecross Street.

Within walking distance of Farringdon, Barbican and Moorgate stations. To access the Elizabeth line, Circle, Hammersmith and City line and Thameslink for journeys to Luton and Gatwick Airport.

- One Bedroom Flat • Third Floor Duplex • Overlooking Lake •
- Chain Free • Original Features • Close to Elizabeth Line •



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Second Floor

Total area (approx.): 64.7 sq. m (696.4 sq. ft)
External area (approx.): 6.7 sq. m (72.1 sq. ft)

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Energy Rating: C. 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.

