

Frank Harris & Co.



Breton House, EC2Y

£825,000

A rare, one bedroom penthouse maisonette (just 27 of the Type P2A occur on the estate). Updated throughout (with all relevant permissions) including a kitchen, extensive fitted cupboards in the bedroom, and a shower room. The reception room and kitchen are entered at the sixth floor level and have full width windows and door leading to the balcony, a spiral staircase leads up to the unusually large bedroom with the distinctive barrel vaulted ceiling.



The building is approached from the podium level and can be reached via lift or stairs. The mailbox and service lockers (for post and refuse) sit on one side. Residents have access to several both private and public gardens. The private gardens comprise expansive lawns, various species of mature trees, and textual borders with native and exotic species. There are also dedicated areas for children's play. Residents can apply for parking spaces and storage cages below the building. Fortune Street Park is just a short stroll away along with a full size Waitrose on Whitecross Street.

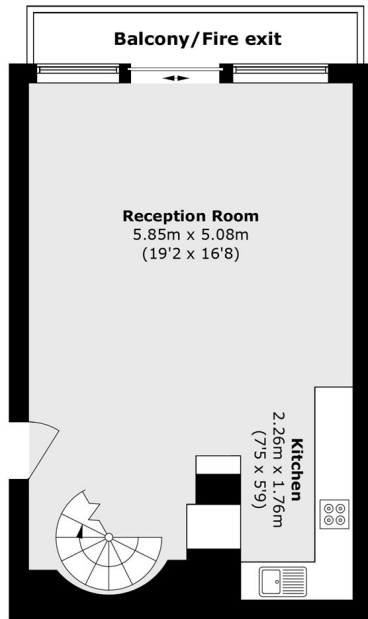
The Barbican Arts Centre is on this home's doorstep and has a theatre, an art gallery, a concert venue, cinemas, and several bars and cafés. There are several gyms and five star hotels nearby with numerous dining options.

Amenities include a good range of shops and restaurants alongside the Barbican cinema below the building. Transport links include Moorgate, Barbican, and Farringdon with access to the Elizabeth Line, Circle, Hammersmith and City and Thameslink from Farringdon.

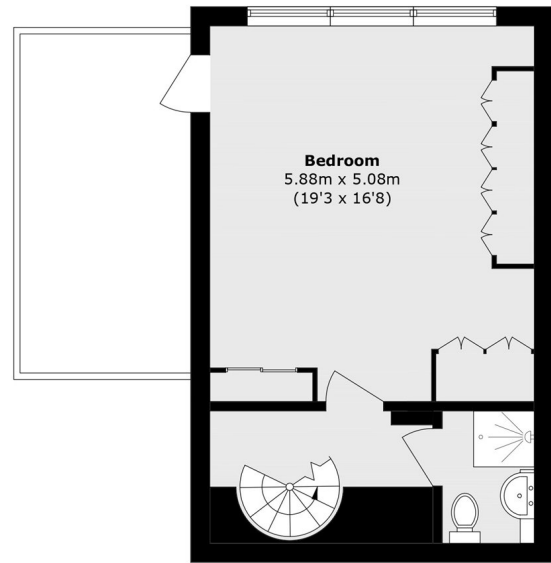
- Large One Bedroom Flat • Type P2A • Terrace (Not Demised) •
- East Aspect • Updated Kitchen • Shower Room •



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Sixth Floor



Seventh Floor

Total area (approx.): 82.2 sq. m (884.8 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.

