

# Frank Harris

— & Co. —



## Defoe House, EC2Y

£949,995

A lovely example of a modernised type 21 flat with a white gloss kitchen, updated bathroom and extended lease. The property is located on the first floor of one of the most popular blocks in the Barbican Estate with south facing views over the residents gardens.

Relevant permissions are in place for the flat to be renovated throughout. Extended lease.



This flat has been modernised throughout with a contemporary kitchen, updated shower over bath, and fitted wardrobes in each of the two double bedrooms. The bedrooms face north over the podium, tucked away from any public roads whilst the spacious lounge provides tranquil views over the private residents gardens.

The property is serviced by a lift which can bring residents down to the podium or to street level. A residents car park (parking available from Barbican Estate Office) is also serviced by a 24-hour car park attendant.

Ideally located in the centre of the estate, residents can avail of the amenities in the Barbican Arts Centre, or can take a short walk to the shops and restaurants in Farringdon and Clerkenwell, or those located on Cheapside by St Paul's Cathedral.

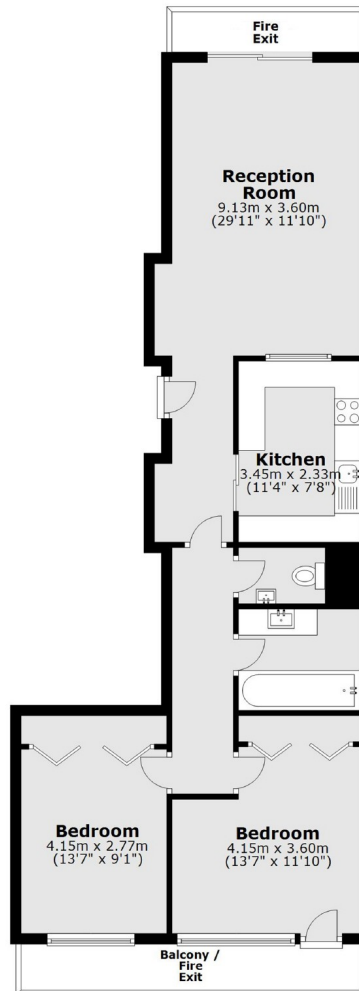
Convenient transport links include the Elizabeth line from Farringdon Station; the Circle, Hammersmith & City, and Metropolitan lines from Barbican Station, or Thameslink from Farringdon Station. The Northern line is just a short walk away at Moorgate Station.

- Two Bedroom Flat • Type 21 • Chain Free •
- Extended Lease • Updated Kitchen And Bathroom • South Facing Lounge •





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## First Floor

Main area: Approx. 72.6 sq. metres (781.9 sq. feet)

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