

# Frank Harris & Co.



## Defoe House, Barbican, EC2Y

£850,000

This two bedroom apartment, Type 21, is situated in a quiet location on the third floor with a bright south facing reception room, full width, full height windows looking towards the residents gardens. The Brooke Marine kitchen has stainless steel worktops with inset four ring hob with a fitted oven, a separate wc and bathroom and two double bedrooms with fitted wardrobes at the rear of the property overlooking the podium.



Residents can rent parking spaces and storage cages below the building by separate negotiation with the Corporation of London.

Service charges include "background" underfloor heating, maintenance of the gardens and grounds, 24 hour portage in the car parks, collection of refuse from your door and buildings insurance.

Defoe House, named after Daniel Defoe author of Robinson Crusoe and buried in nearby Bunhill Fields, is considered one of the premier blocks within the estate.

Local amenities include a large Waitrose on Whitecross Street and a Marks and Spencer food and clothing store in Moorgate. One New Change shopping centre on Cheapside is open seven days a week with a good range of shops and restaurants. Within a short walk of the new Elizabeth line, and street free access to the Barbican Arts Centre.

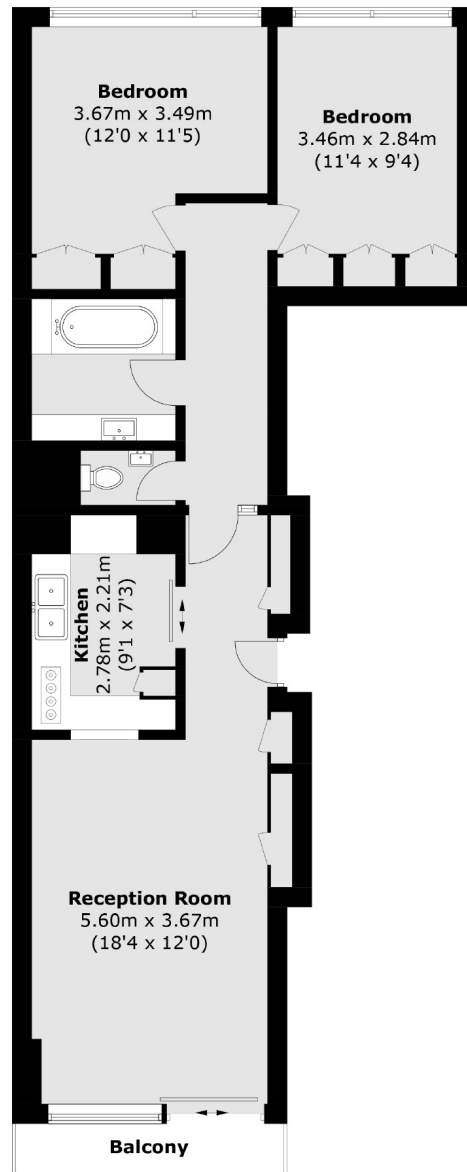
Transport links to all London airports via the Elizabeth Line which is 75 yards away at Farringdon, and the Barbican tube station (Hammersmith & City, Circle and Metropolitan lines) is less than 50 yards away along with stops for several bus routes.

- Two Bedroom Flat • Type 21 • Original Features •
  - South Facing Reception Room • Extended Lease • No Onward Chain •
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Total area (approx.): 73.4 sq. m (790.1 sq. ft)  
Balcony: 3.1 sq. m (33.4 sq. ft)

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Energy Rating: D. 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.

