

# Frank Harris & Co.



## Defoe House, Barbican, EC2Y

£895,000

One of the most popular styles of one bedroom flats in the Barbican. This 6th floor, Type 20 has a refurbished kitchen with white gloss cabinets and integrated appliances, a lovely L-shaped reception room overlooking the residents gardens, separate wc and original bathroom, The bedroom is at the rear of the property with fitted storage. There is an extended lease.



Looking south over the Barbican residents gardens the reception room has full height windows and a door to the balcony/ fire exit. The bedroom has fitted wardrobes, full height windows overlooking the peaceful podium, and ample space for further furniture or a desk.

With access to the Barbican Arts Centre, the largest of its kind in Europe, just 50 yards away. It has the concert hall, the home of the London Symphony Orchestra, three cinema screens, two art galleries and three theatres. It is the London home of the Royal Shakespeare Company and has one of the largest public libraries in London.

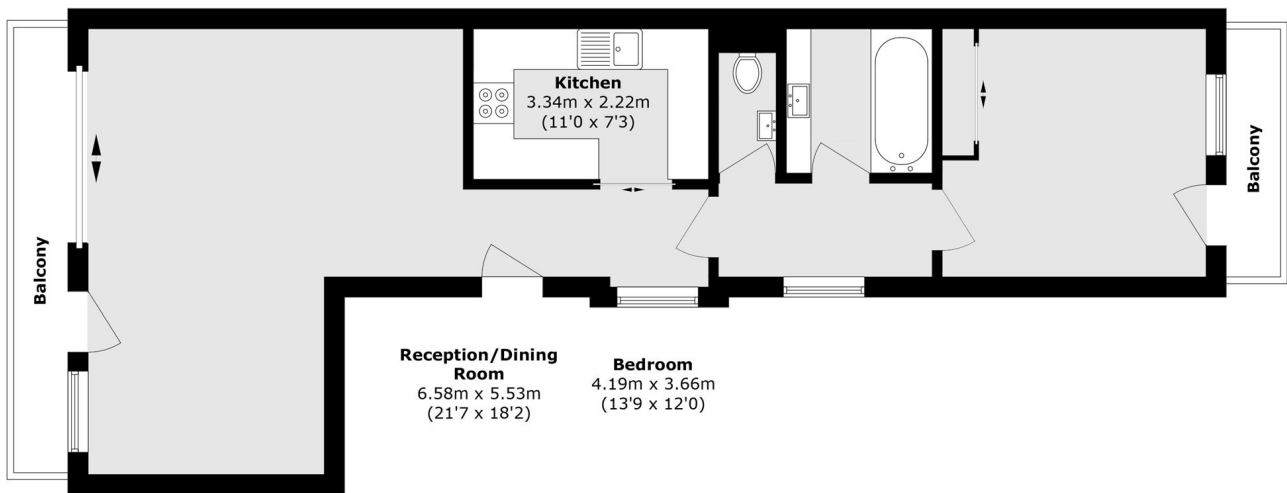
Food shopping includes a large Waitrose nearby with a Marks and Spencer food and clothing store in Moorgate. The flat is within walking distance of Clerkenwell and the City of London with a wide range of first-class restaurants and hotels.

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 • Type 20 • 6th Floor •
  - Modernised Kitchen • Extended Lease • No Onward Chain •
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Total area (approx.): 70.5 sq. m (758.8 sq. ft)

Balcony area (approx.): 8.1 sq. m (87.1 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.

