

# Frank Harris & Co.



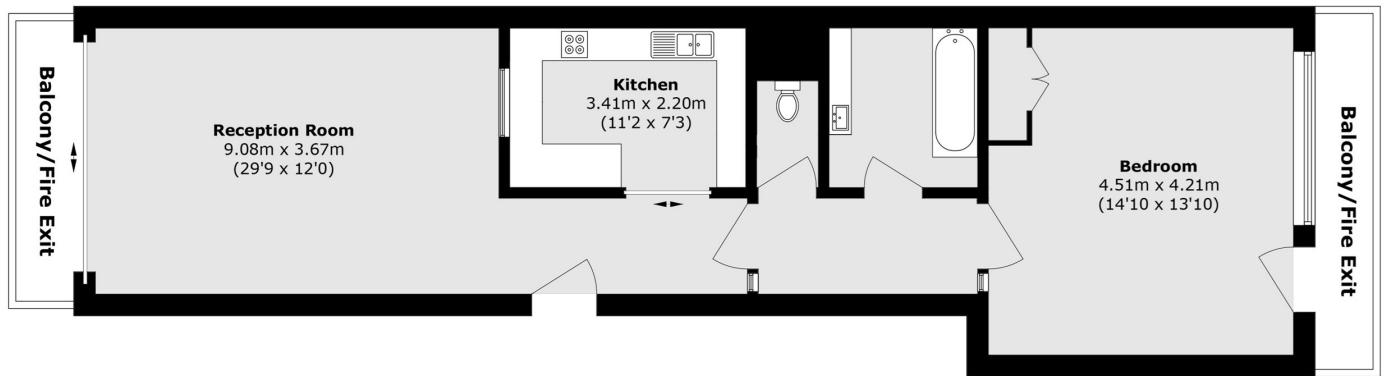
## Barbican, EC2Y

£825,000

A bright one bedroom flat situated on the 5th floor, the south facing reception room has a full width window and door opening onto the balcony, which overlooks the residents only gardens. The balcony will benefit from the afternoon sun. The original Barbican kitchen is still in place, there is a bathroom, separate wc and a larger than average bedroom at the back of the property with fitted wardrobes and sweeping views across the estate. Extended lease.

It has outstanding transport links to all London airports via the Elizabeth Line which is less than 100 metres away at Farringdon, and the Barbican tube station (Hammersmith & City, Circle, Metropolitan lines) is less than 45 metres away along with stops for several bus routes.

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Total area (approx.): 64.2 sq. m (691.0 sq. ft)  
Balcony/Fire Exit area (approx.): 7.09 sq. m (75.4 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.

