



## BRANDON MEWS, LONDON, EC2Y 8BE

Asking Price £695,000

1 Bedrooms | 1 Bathrooms | For Sale

### Property Features

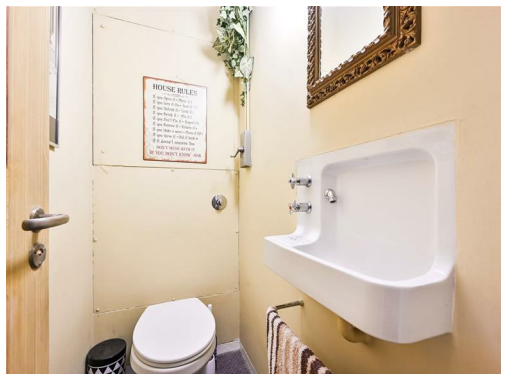
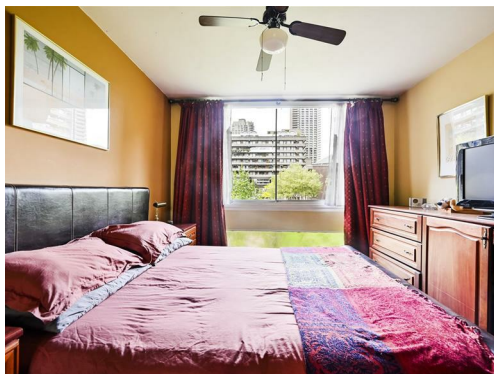
- One Bedroom Duplex
- Barbican Original Bathroom
- Overlooking the Barbican Lake
- Close to Elizabeth Line Moorgate
- Re-Fitted Kitchen
- West Facing
- Extended Lease
- Close to Barbican Arts Centre

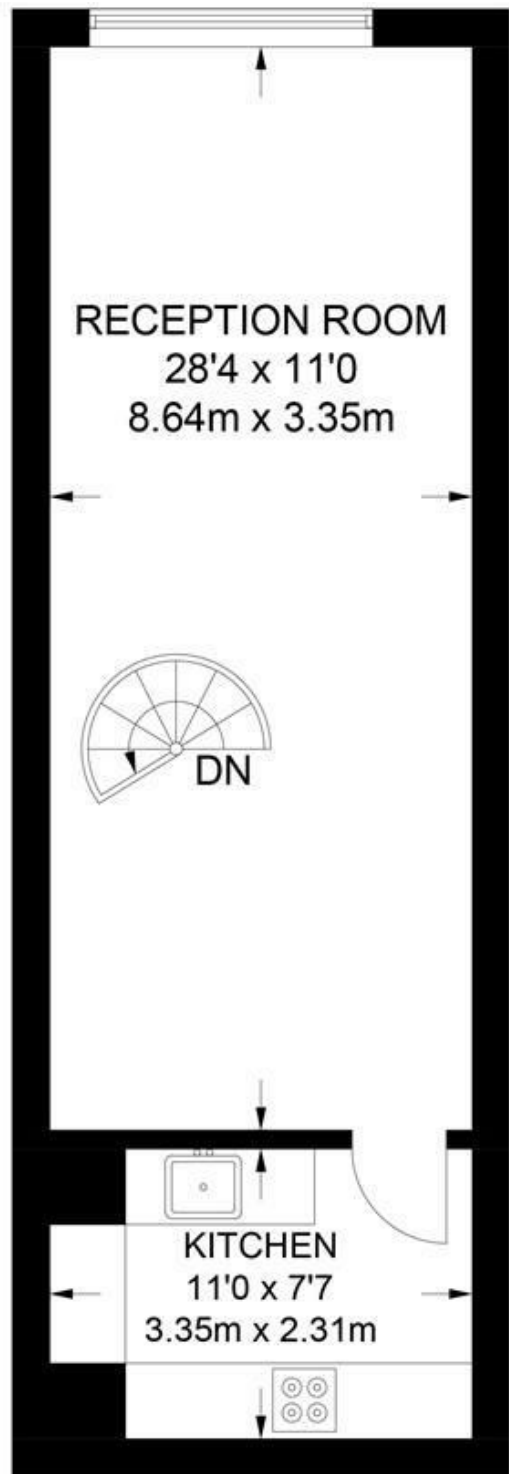
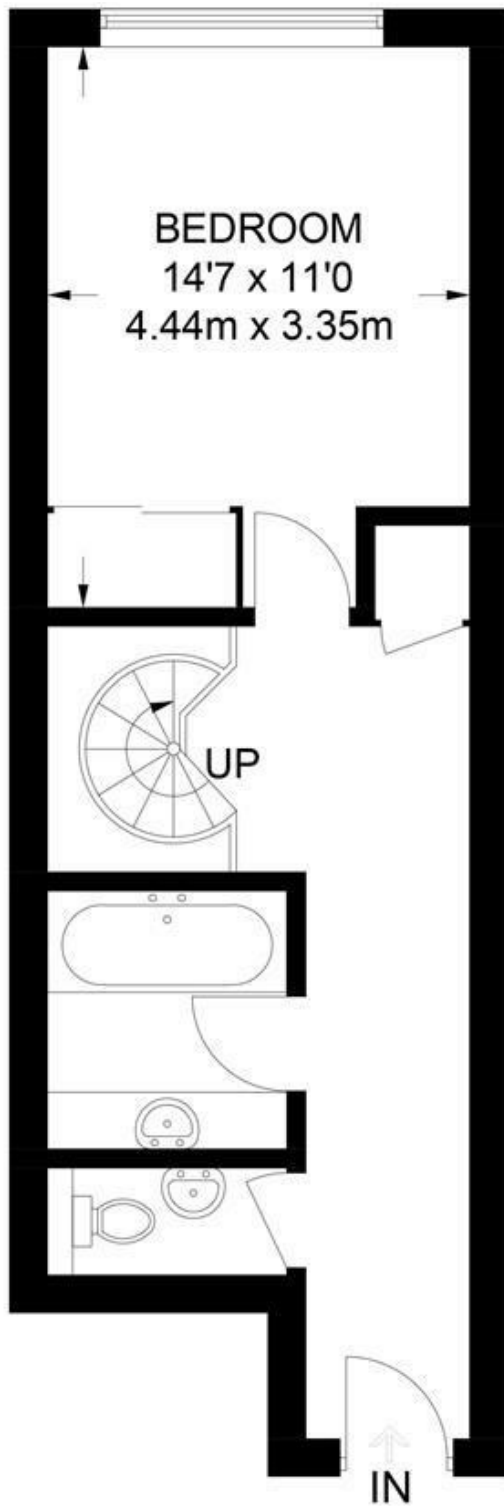
Situated in Brandon Mews in the BARBICAN is this one bedroom duplex apartment. The property benefits from a re-fitted kitchen with integrated appliances, a Barbican original bathroom with a double height ceiling. The bedroom has great views overlooking the residents' shared garden and lake. This fabulous flat offers one good sized bedroom, features a spiral staircase leading to reception room WEST FACING overlooking the Barbican Garden and lake beyond. Brandon Mews is found on the EAST side of the estate close to the BARBICAN ARTS CENTRE. The Barbican Estate was Grade II-listed in 2001 in recognition of its contribution to London's urban landscape.

BRANDON MEWS is situated close to MOORGATE (Northern, Metropolitan & Circle and Hammersmith & City Underground lines), St PAULS (Central line ) and the new Elizabeth Line Station entrance at MOORGATE and LIVERPOOL STREET.

Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with various shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

Lease: Extended Lease Service Charge: £5,793 per annum





## UPSTAIRS

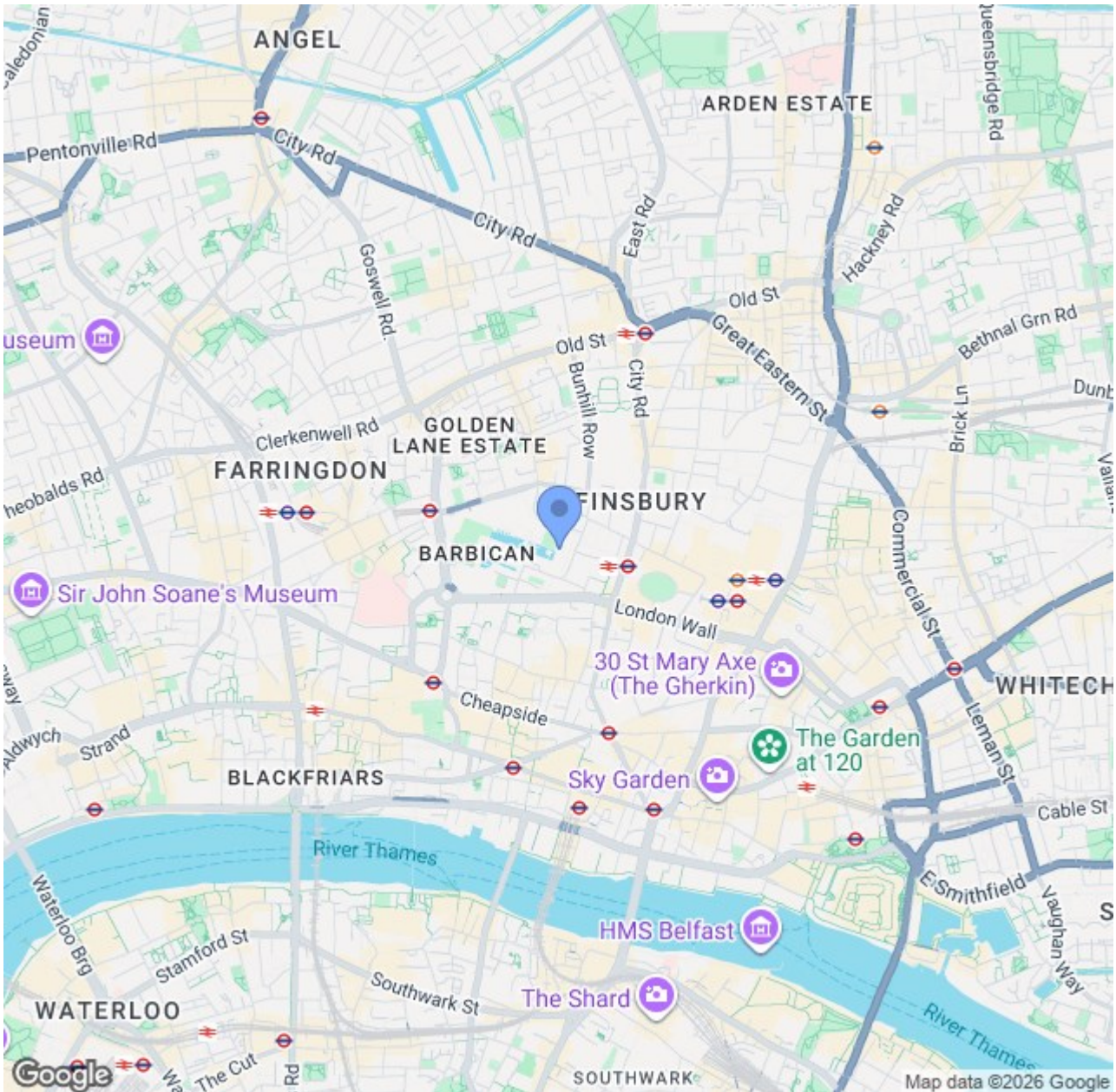
371 SQ FT / 34.5 SQ M

## DOWNSTAIRS

398 SQ FT / 37 SQ M

APPROXIMATE GROSS INTERNAL AREA  
769 SQ FT / 71.5 SQ M

This plan has been drawn for illustrative and identification purposes only.



**CONTACT US ABOUT THIS PROPERTY**

122 Newgate Street, London, EC1A 7AA

T: 020 7600 0026  
 F: 020 7600 0025  
 E: [property@scottcity.co.uk](mailto:property@scottcity.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC