



## DEFOE HOUSE, LONDON, EC2Y 8DN

Asking Price £895,000

1 Bedrooms | 1 Bathrooms | For Sale

### Property Features

- One Bedroom Apartment
- L-Shaped Living Room
- Re-Fitted Kitchen
- Views Over Gardens
- Walking Distance of Barbican Arts Centre
- Type 20
- Original Bathroom
- South Facing Balcony
- Close to Elizabeth Line Station

Situated on the Fourth Floor of DEFOE HOUSE in the BARBICAN is this large ONE BEDROOM (type 20) flat featuring a south facing balcony to the front with views over the Barbican Garden and to the rear a north aspect overlooking the Barbican podium. This bright apartment has a refitted kitchen, original Barbican bathroom and separate WC. The Type 20 layout allows for conversion thanks to the L-shaped reception room to create a second bedroom area or study. Parking available to buy or rent through the Barbican Estate by separate negotiation.

Defoe House is situated close to Barbican Station, ST. PAUL'S (Central Line) and the ELIZABETH LINE Stations at MOORGATE and FARRINGDON. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Paul's Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with many shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinemas, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

Tenure: Leasehold Lease 125 Years from 1981

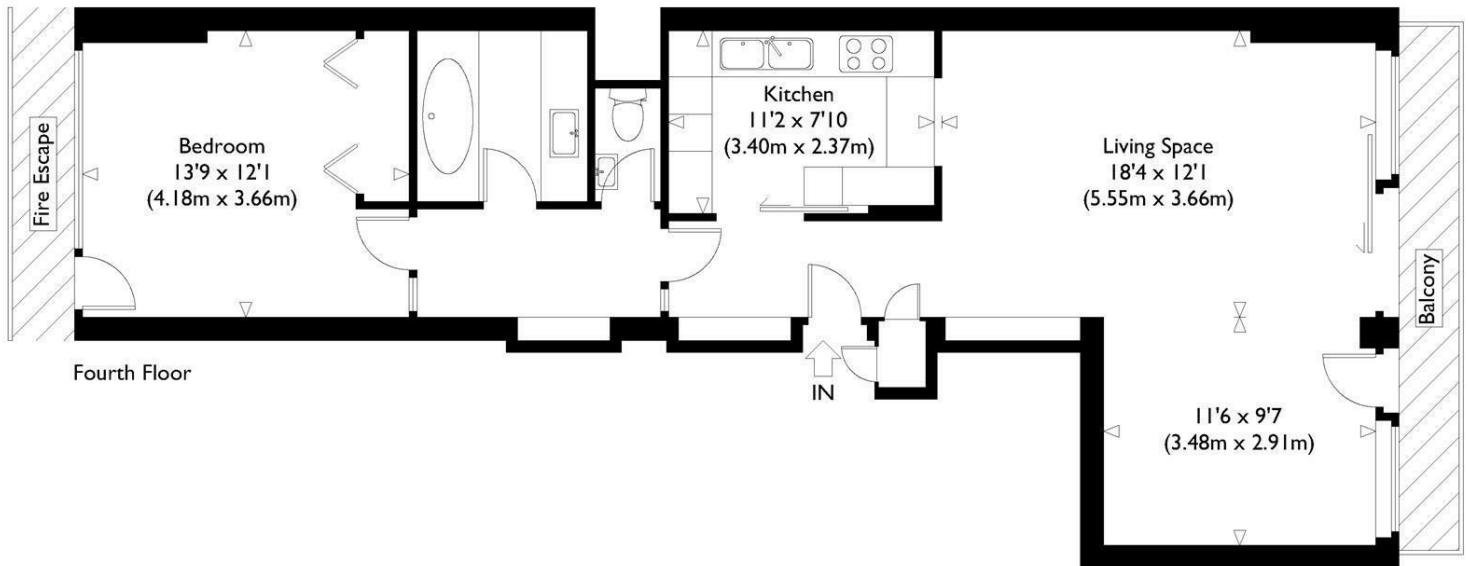
Service Charge: £6,361 (Yearly)

Annual Ground Rent: £10

Council Tax Band: E

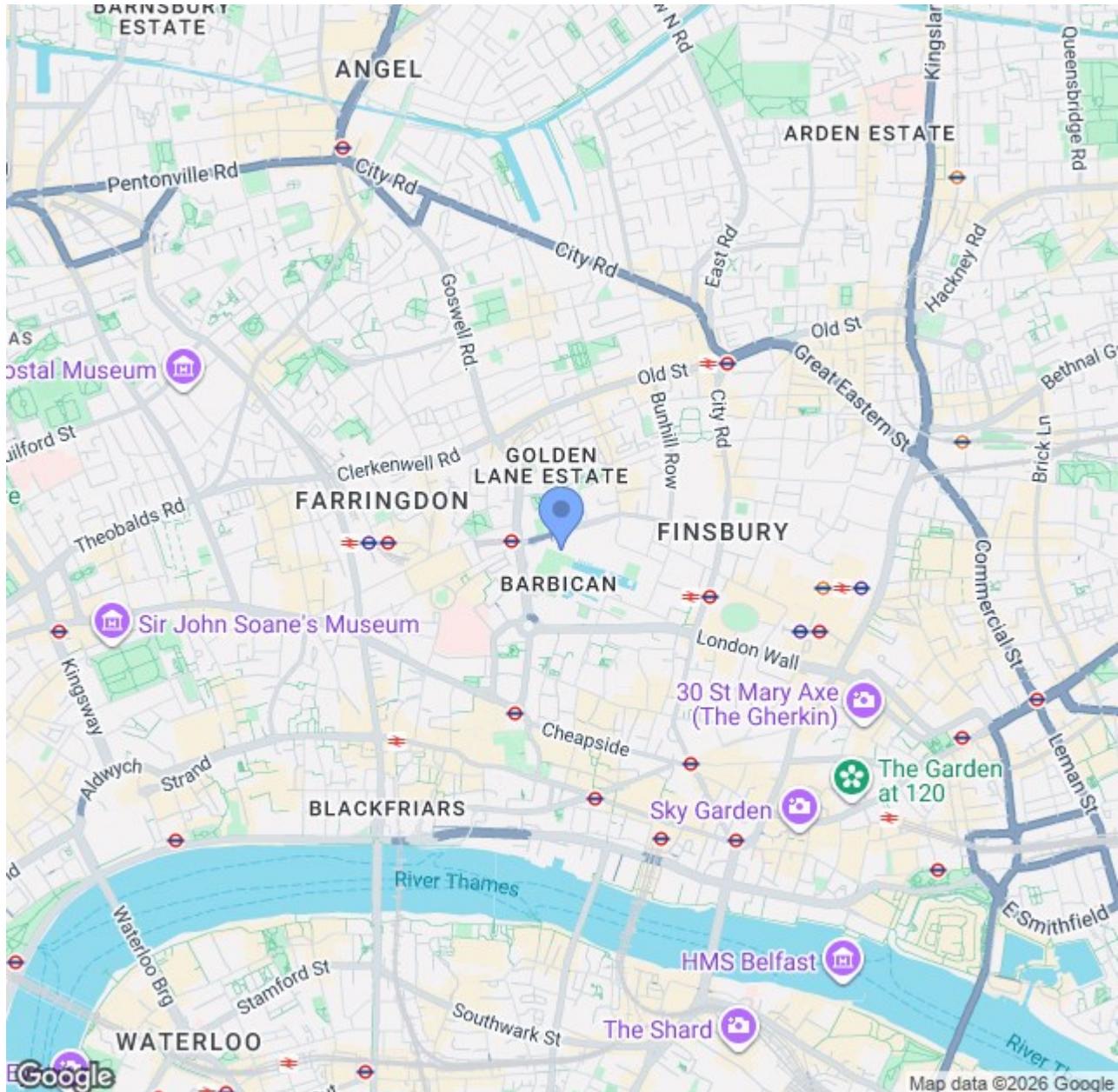


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Approximate Gross Internal Floor Area : 767 sq ft / 71.3 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC