



Andrewes House Barbican EC2

Guide Price

£925,000

Enhanced by AI with **Loop**

Bedrooms: 1

Bathrooms: 1

Receptions: 2

Reference GC18424

Fresh to the market, a bright and airy South-facing well-proportioned one-bedroomed 'L' shaped apartment situated on the fourth floor of Andrewes House, presented in good original Grade II Listed condition including the Brooke Marine kitchen. Superb reception room with triple-width floor-to-ceiling sliding glass doors leading to balcony. South-facing views towards the Grade II Listed Salters Hall. Barbican Type 20. Extra Large Bedroom with wonderful views over the Residents Grade II* Gardens below, the perfect spot for the Sunday papers in bed. Large bathroom in original condition, separate WC. Extended 172 Year Lease. Residents have access to the pretty private gardens. The Barbican Estate is the finest achievement of architects Chamberlin, Powell & Bon. It was Grade II-listed in 2001 in recognition of its extraordinary contribution to London's urban landscape. The Grade II Listed Barbican Arts Centre offers three cinemas, a concert hall, two theatres, an art gallery, a library and several restaurants. The nearby Smithfield Market and Clerkenwell areas boasts some of the trendiest cafes, restaurants and clubs in London, including Smiths of Smithfield, St. John, Club Gascon, Le Café du Marche Restaurant. A range of shopping including an M&S Food Hall are less than 5 minutes' walk away on Moorgate. In 2026 the Museum of London will open in Smithfield Market hoping to become one of London's top 5 tourist attractions. Close to several major transport hubs, Moorgate station is 4-minutes' walk away, for access to 4 tube lines and new Elizabeth Line services. National Rail services at Liverpool Street, DLR services at Bank, Thameslink services at Farringdon and a total of eight tube line services are within easy walking distance. Ground Rent £0. Service Charge for 2025/2026 year = £6,414 pa which included underfloor Heating. £1,134 this year non annually recurring items.

Furnishings shown are virtually staged (CGI) for illustrative purposes only and may not be to scale

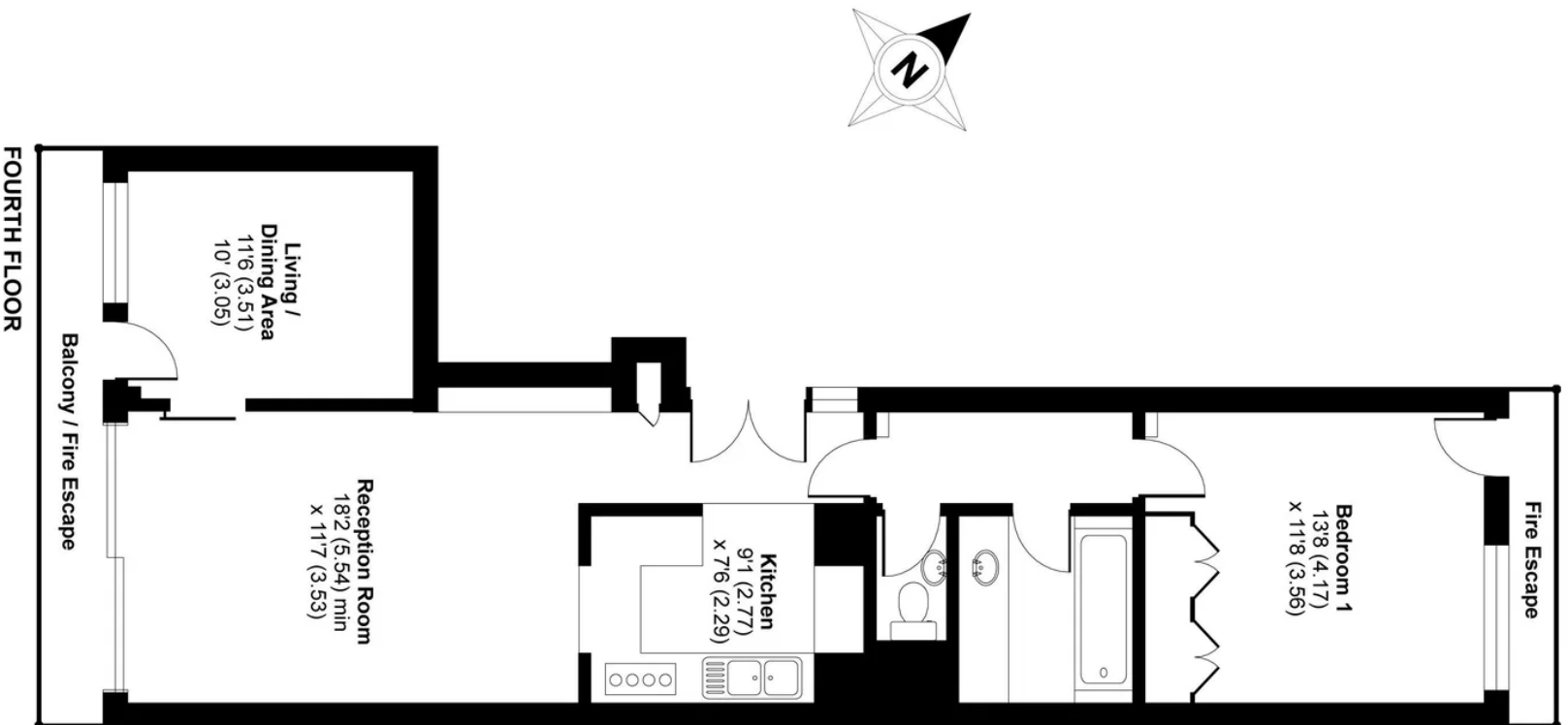
Please Quote Reference GC18424





Andrewes House, Barbican, London, EC2Y

APPROX. GROSS INTERNAL FLOOR AREA 760 SQ. FT 70.6 SQ. METRES



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.

Copyright nichecom.co.uk 2015 Produced for Hamilton Brooks REF : 25454

Glen Cook eXp

120 Aldersgate Street Barbican London EC1Y 4JQ

07850 361234

glen.cook@expuk.com

<https://glencook.expuk.com>