



**Defoe House Barbican EC2**

Guide Price

**£825,000**

Enhanced by AI with **loop**

**Bedrooms: 1**

**Bathrooms: 1**

**Receptions: 1**

Reference GC18424

Fresh to the market, a bright and airy South-facing well-proportioned one-bedroomed PENTHOUSE apartment known as a Type 23 perched on the top ( seventh) floor of Defoe House, presented in good original Grade II Listed condition including the Brooke Marine kitchen. Superb barrel vaulted reception room with double-width floor-to-ceiling sliding glass doors leading to balcony. South-facing views towards St. Pauls Cathedral Large Bedroom with barrel vaulted ceiling .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.

Underground parking is available to rent direct from the City of London.

Please Quote Reference GC18424

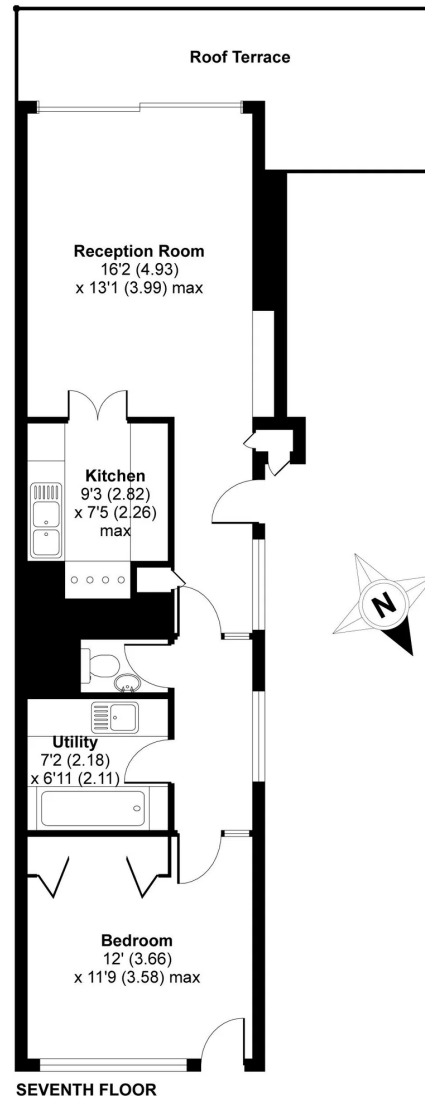






## Defoe House, Barbican, London, EC2Y

APPROX. GROSS INTERNAL FLOOR AREA 613 SQ FT 56.9 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.

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