

# Frank Harris & Co.



## Spencer Heights, Bartholomew Close, EC1A

£950,000

This unique two bedroom apartment has the advantage of an enormous roof terrace, arguably unmatched within the City of London. The flat is situated on the 7th floor with daytime concierge, situated between West Smithfield and St. Pauls. Internal accommodation comprises: reception room with double doors leading to the terrace, fitted kitchen equipped with all appliances, two double bedrooms with ample storage space, newly-modernised en-suite shower room and guest shower room. Secure parking spaces below the building.





The large terrace has sweeping views across the City and benefits from outdoor lighting and a dimmable internal downlight system.

Bartholomew Close is a short walk away from the bars and restaurants of Clerkenwell including Club Gascon, Smiths of Smithfield and newly-opened Cloth. This fascinating area has been the setting for countless film and television productions over the years and makes for a brilliant place both to wander around and to soak up the local history.

The Museum of London is relocating to West Smithfield, opening in late 2026 expecting to attract over one million visitors annually, the 900 year old Smithfield meat market will be relocating from 2028.

One New Change shopping centre is close by at St.Pauls, and there is a full size Waitrose supermarket on Whitecross Street alongside a Marks and Spencer Food and clothing store in Moorgate. There is also a bustling food hall in Cheapside.

EWS1 Compliant.

The location benefits from superb transport links, with access to the Elizabeth Line, Circle, Hammersmith and City, Metropolitan Line and Thameslink through nearby Barbican, Farringdon and St Pauls stations.

- Two Bedroom Flat • Large Terrace • Two Shower Rooms •
- 7th Floor • Secure Parking Spaces • Daytime Concierge •





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Total area (approx.): 67.6 sq. m (727.6 sq. ft)  
Balcony area (approx.): 62.1 sq. m (668.4 sq. ft)

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Energy Rating: B. 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.

