



WALLSIDE

Barbican, EC2Y



SITUATED AT THE HEART OF THE ICONIC BARBICAN ESTATE.

An iconic Barbican townhouse with integral garage, combining architectural pedigree, generous proportions and scope to create an exceptional City home.



Local Authority: City of London

Council Tax band: H

Tenure: Freehold

Guide Price: £2,750,000





Situated at the heart of the iconic Barbican Estate and adjoining the historic remains of London's Roman City Wall, this rare freehold family home offers approximately 2,500 sq ft of versatile accommodation arranged over multiple floors.

The house comprises four/five bedrooms, two reception rooms, two bathrooms, a guest cloakroom, a kitchen/dining room, utility room and an integral garage. While well maintained, the property would benefit from a programme of updating, presenting an exceptional opportunity for an incoming purchaser to create a bespoke home within one of London's most celebrated residential developments.

A defining feature of the property is its flexible layout and dual access points, with entrances from both Monkwell Square and the Barbican Highwalk, providing convenient covered access to the Barbican Centre and Barbican Underground Station.







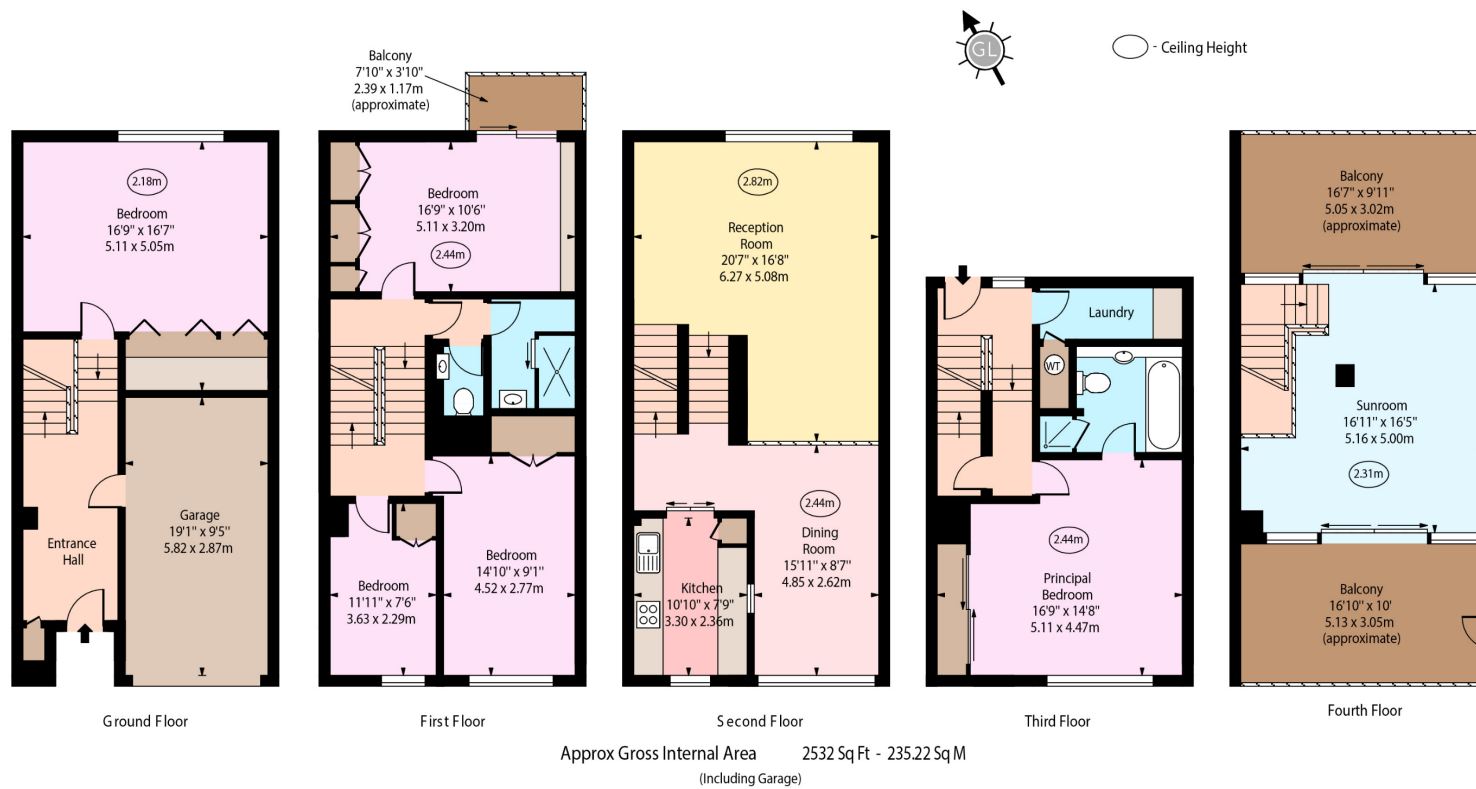
The accommodation retains many distinctive Barbican architectural details, including floor-to-ceiling glazing, signature concrete features and generous proportions throughout. The principal bedroom occupies a prominent upper floor position, whilst further bedrooms and reception spaces offer flexibility for family living, guest accommodation or home working.

Particularly noteworthy are the roof terraces, which enjoy contrasting views across the Barbican Estate and London's ever-evolving skyline. Together with the spacious internal accommodation, these outdoor areas provide excellent scope to create a truly exceptional family home.

Residents benefit from access to the Barbican's renowned private gardens, including the lake and waterfall, alongside the services of the 24-hour concierge team and estate heating provided via the annual service charge.







Including Garage

Approximate Gross Internal Area = 235 sq m / 2,532 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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