

Frank Harris & Co.



Andrewes House, Barbican, EC2Y

£775,000

This one bedroom penthouse is set on the seventh floor, the reception room is flooded with natural light from the south facing windows, and door which leads to a larger than average balcony with ample space for a table and chairs. There is a modernised kitchen with integrated appliances, including a Bosch oven and grill, washing machine, fridge/ freezer and hob. The bathroom has been converted to a shower room and the bedroom overlooks the residents gardens.



The barrel vaulted bedroom overlooks the peaceful residents gardens with access to the terrace/ fire exit , a full height window with a lockable sliding mechanism to allow air flow throughout the flat and a fitted wardrobe. The modern shower room also benefits from a fitted linen cupboard.

The reception room looks south towards the secluded St Alphage Garden, which is sunk below road level and parts of the Roman City Wall are at its southern boundary. There is seating and numerous flower beds to enjoy a peaceful retreat from the City.

Barbican residents have use of the private gardens, lakeside views, car parking below the building, along with storage cages (payment by separate negotiation with the City of London) and daily refuse collection from their door.

Shopping facilities nearby include a full size Waitrose supermarket and a Marks and Spencer food and clothing store in Moorgate.

Just a short stroll from the Barbican Centre with its restaurants, bars and cinemas.

Within walking distance of Farringdon, Barbican and Moorgate stations. To access the Elizabeth line, Circle, Hammersmith and City line and Thameslink for journeys to Luton and Gatwick Airport.

- One Bedroom Penthouse • Barrel Vaulted Ceilings • Renovated Kitchen •
 - Shower Room • Extended Lease • No Onward Chain •
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Total area (approx.): 56.9 sq. m (612.4 sq. ft)

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Energy Rating: N/A. 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.

