

## GILBERT HOUSE, LONDON, EC2Y 8BD

£2,800 Per Month

1 Bedrooms | 1 Bathrooms | To Let

### Property Features

- Large One Bedroom Apartment
- Amazing Lakeside Terrace Views
- Original Barbican Kitchen
- Dressing Room Area
- Close to Elizabeth Line Stations
- Part Furnished
- Fourth Floor
- Original Barbican Bathroom
- North & West Aspects
- Available AUGUST

Available AUGUST. Situated on the fourth floor of Gilbert House is this wonderfully presented large one bedroom apartment. The property is situated at the end of the block with a truly superb westerly aspect which receives a huge amount of natural light through the large balcony siding windows and has terrific views out toward the central lakes, Lauderdale Tower and the Barbican Conservatory. The property benefits from a dressing room area and an original Barbican kitchen, fitted with a washer-dryer, dishwasher and fridge-freezer. The property also includes an original Barbican bathroom, a good sized entrance hall, and large reception room.

GILBERT HOUSE is situated close to BARBICAN tube station, ST PAULS ( Central line ) and the Elizabeth Line Stations entrances at MOORGATE, LIVERPOOL STREET and FARRINGDON. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with various shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within very easy walking distance along the covered podium that makes up the Barbican Estate.

Available August.

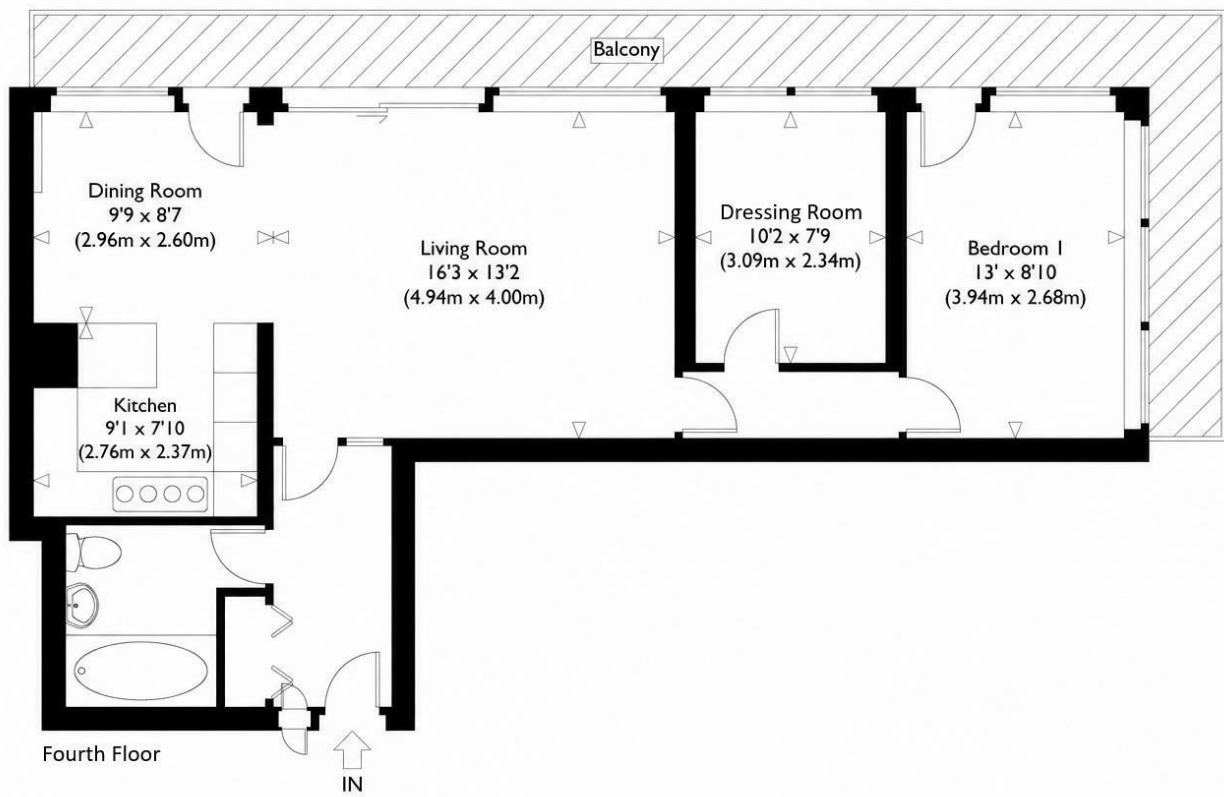
Deposit: 5 Weeks Rent

No Agency Fee

Council Tax Band E: £1,625.02 (25% discount for single occupancy)

Prepared for Scott City

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Approximate Gross Internal Floor Area : 725 sq ft / 67.4 sq m

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 R.I.C.S. 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.



**CONTACT US ABOUT THIS PROPERTY**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	