



## THOMAS MORE HOUSE, LONDON, EC2Y 8BU

Asking Price £425,000

0 Bedrooms | 1 Bathrooms | For Sale

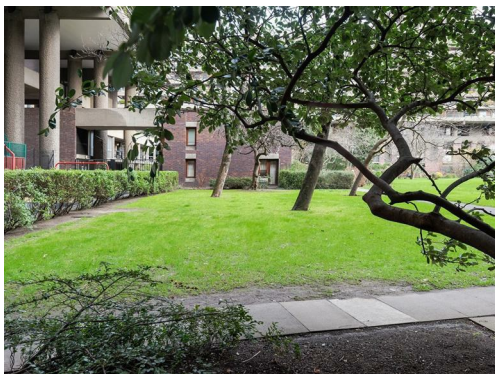
### Property Features

- Studio Flat
- Original Bathroom
- Great Views Over the Barbican Gardens
- Extended Lease
- Original Kitchen
- Situated Below Podium
- No Onward Chain
- Close to St Pauls and Barbican Stations

Situated within London's well renowned Barbican complex is this fantastic good size STUDIO apartment ( type 13H ) located below podium level in Thomas More House. The property has fantastic VIEWS through the large window over the private gardens. The property offers a good size studio room, original Barbican Kitchen and original bathroom and entrance hall with good storage. The flat also benefits from under-floor heating which is included in the service charge. This property has the advantage of an extended lease.

Thomas More House is situated close to BARBICAN and MOORGATE underground stations, St PAUL'S (Central Line) and the new Elizabeth Line Station at Farringdon and Moorgate. 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 its many shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

Lease: Extended Lease Service Charge: £3964 per annum Council Tax: Band C £1,132.51 per annum



Prepared for Scott City

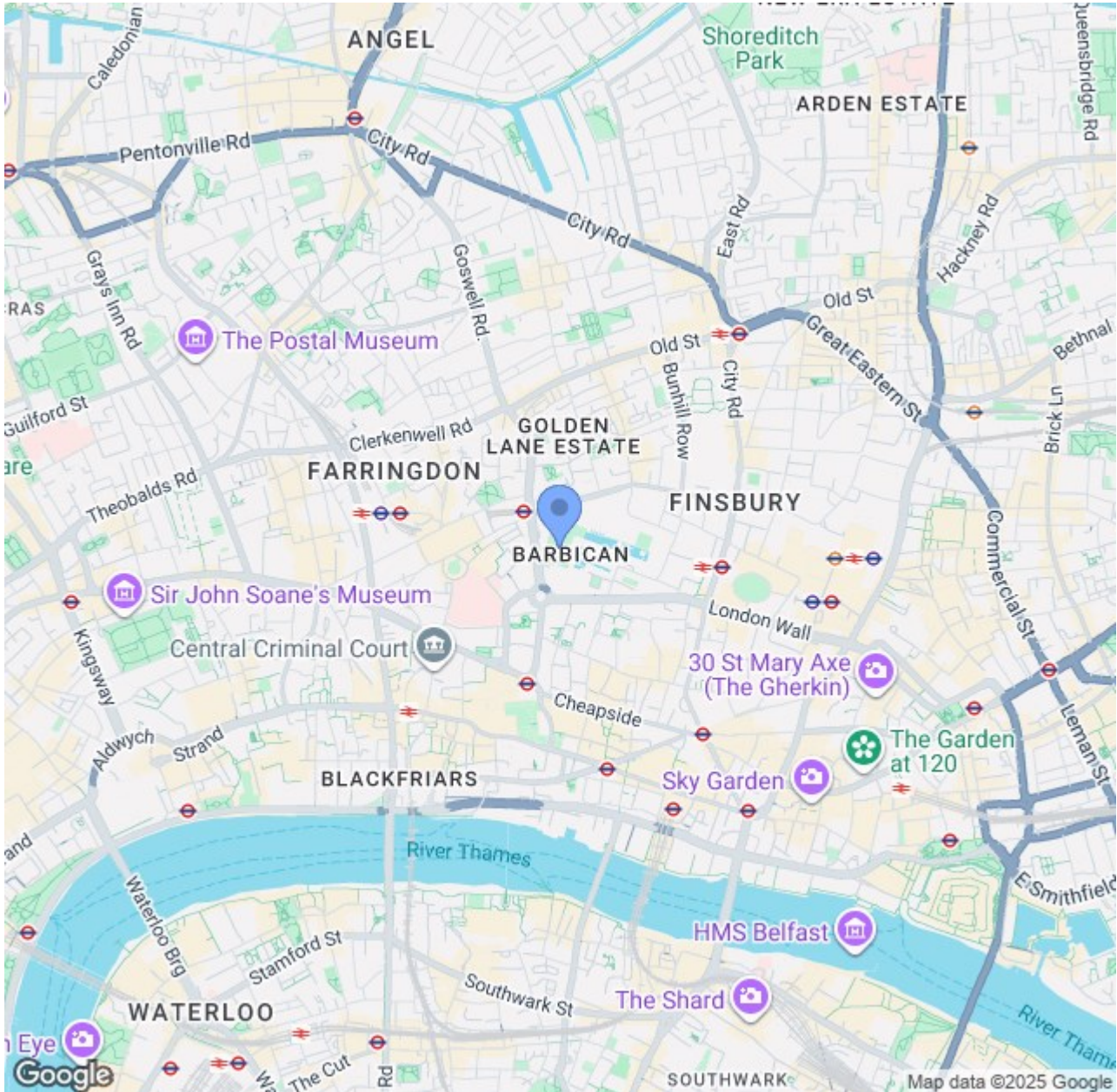
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Approximate Gross Internal Floor Area : 348 sq ft / 32.3 sq m

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	