



## FROBISHER CRESCENT, LONDON, EC2Y 8HD

Asking Price £495,000

Studio Apartment | Modern Bathroom | For Sale

### Property Features

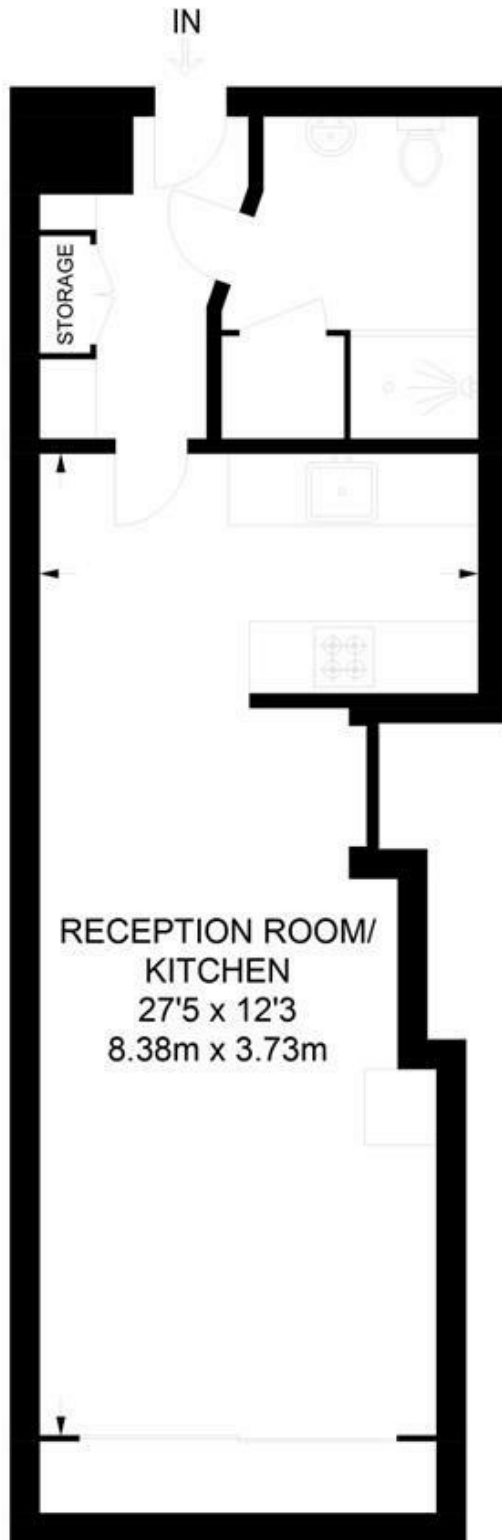
- Studio Apartment
- Balcony
- Modern Bathroom
- Pull Down Bed/Sofa
- Close to Barbican Arts Centre
- 7th Floor
- Fully Fitted Kitchen
- Wood Flooring
- Underfloor Heating
- South Facing

We are pleased to offer this excellently located Studio Apartment in the heart of the Barbican. The well-presented flat is in a quiet location on the 7th floor of FROBISHER CRESCENT. Full height floor to ceiling door/windows leading to the balcony with views over the Sculpture Court. The apartment benefits from an integrated pull down bed with a well-designed sofa attached. An additional matching sofa and armchair are included. Built-in breakfast bar together with wardrobe with drawers. Immaculate kitchen with all the usual integrated appliances. A large contemporary shower room with a built-in cupboard housing a washer/dryer and mirrored storage cabinets. There is high quality burnt oak wood flooring throughout the reception and hallway which has a large storage and coats cupboard. There are electric wood shutters to enclose the balcony area which provide shade. Lifts give you direct access to the car park and The Barbican Arts Centre with its many bars, restaurants, theatre, cinemas, gallery and library. There are large private residents' gardens and lakes. 24 hour car park and concierge attendants. Additional storage and parking by separate negotiation with the City of London.

Frobisher Crescent is situated close to BARBICAN (Circle, Hammersmith and City and Metropolitan) MOORGATE (Northern Line), St PAUL'S (Central Line) Mansion House and the new ELIZABETH LINE Station at Moorgate and Farringdon (This station now open and offers high-speed transit across the East-West axis of London, extending out to Heathrow ). Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Paul's Cathedral, The River, South Bank, Tate Modern, and the brand new One New Change Shopping Complex with sixty shops, restaurants and bars.

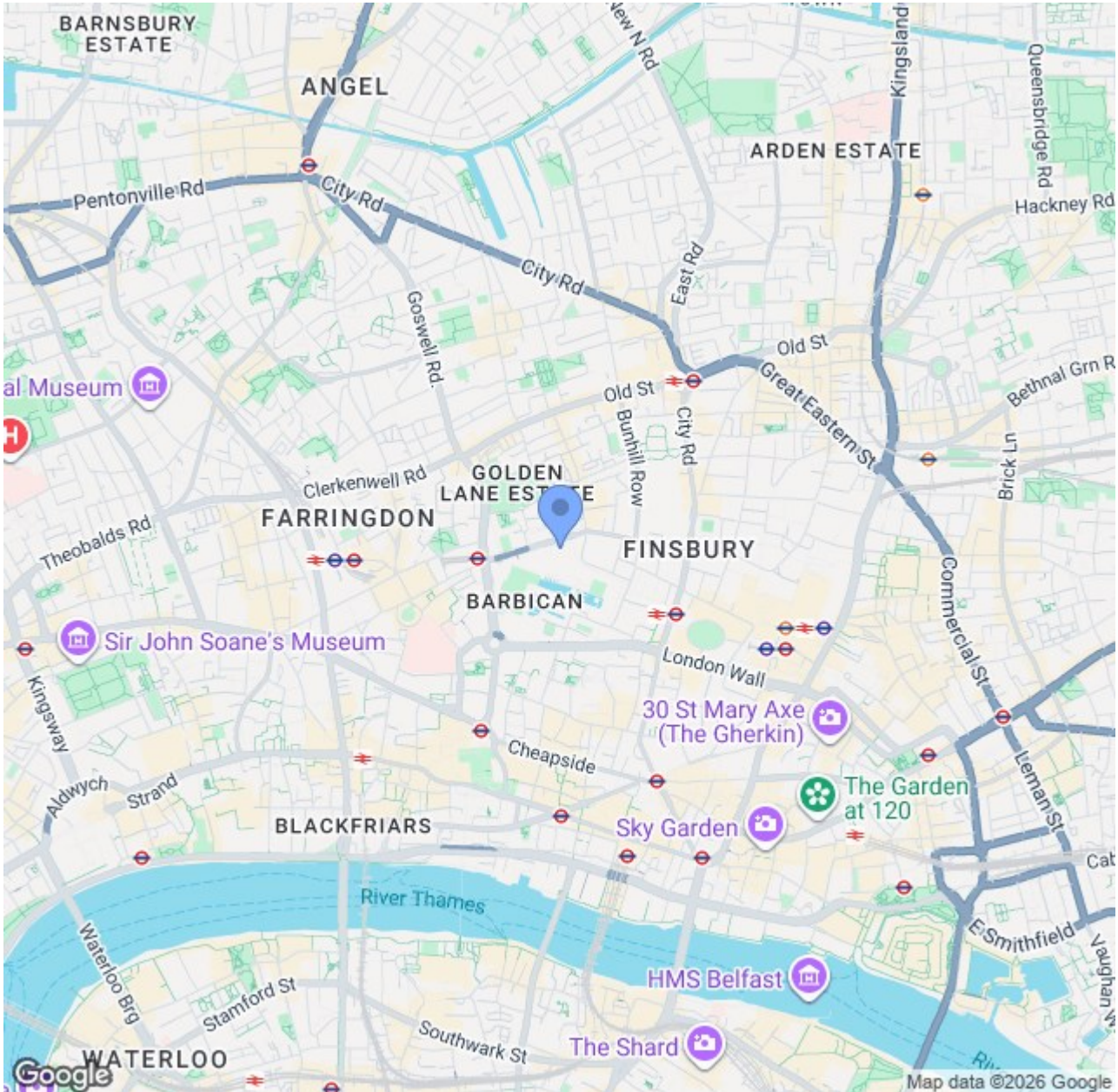
Lease: 150 years from 2010 Service Charge: £3593.00 per annum Ground Rent £150  
Council Tax Band: D - £1329.56 (25% discount for single occupancy)





**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
449 SQ FT / 41.7 SQ M**



## CONTACT US ABOUT THIS PROPERTY

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