



MOUNTJOY HOUSE, LONDON, EC2Y 8BP

Asking Price £825,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

- One Bedroom
- First Floor
- Modern Bathroom
- West Facing Balcony
- L Shape Reception Room
- Modern Kitchen
- Type 26
- Extended Lease

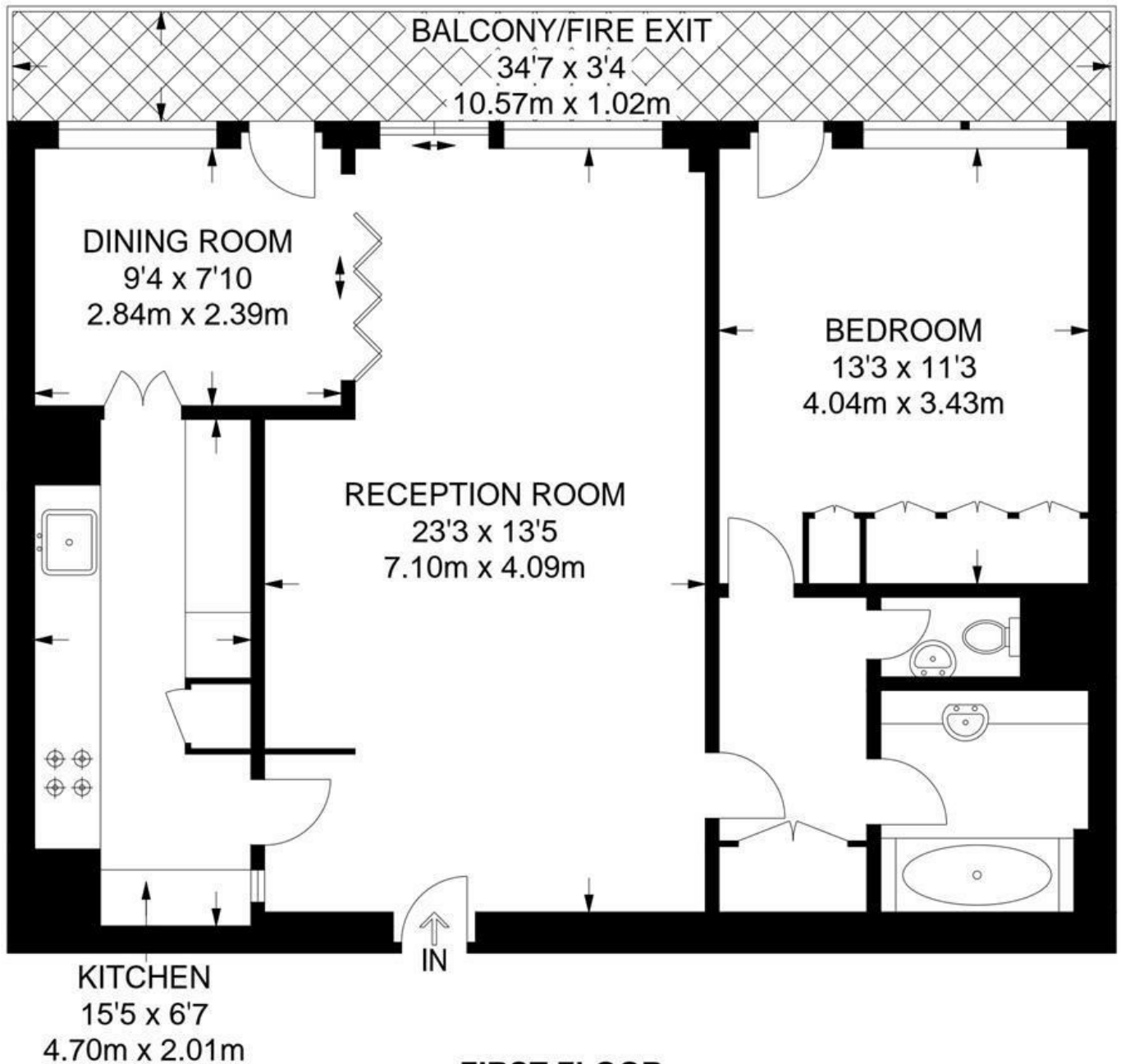
We are pleased to offer for sale this excellent L-shaped one bedroom apartment situated in MOUNTJOY HOUSE in the BARBICAN. This fabulous flat offers one large double bedroom, L-Shaped reception room (a portion of which has been converted to a second bedroom), a fully fitted modern kitchen, with a refurbished bathroom and separate WC. The property features a colourful central volume, designed by Studio Ben Allen that includes a partitioned bedroom, fold-out desk and extra storage space. The volume acts as a focal point of the room and also helps conceal the second bedroom, which has been created at the rear of the apartment's existing dining area. The structure can also be easily removed if required.

This flat overlooks the City of London Girls School playing fields with full height glass sliding doors leading to the balcony. Situated on the first floor, this flat is light and airy. MOUNTJOY HOUSE is a favoured block in the Barbican and is found on the South side of the estate close to St Paul's. This property has the advantage of an extended lease.

Mountjoy House is situated close to St PAUL'S (Central Line), MOORGATE (Northern Line), Mansion House and the ELIZABETH LINE Stations at Moorgate 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, cinemas, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

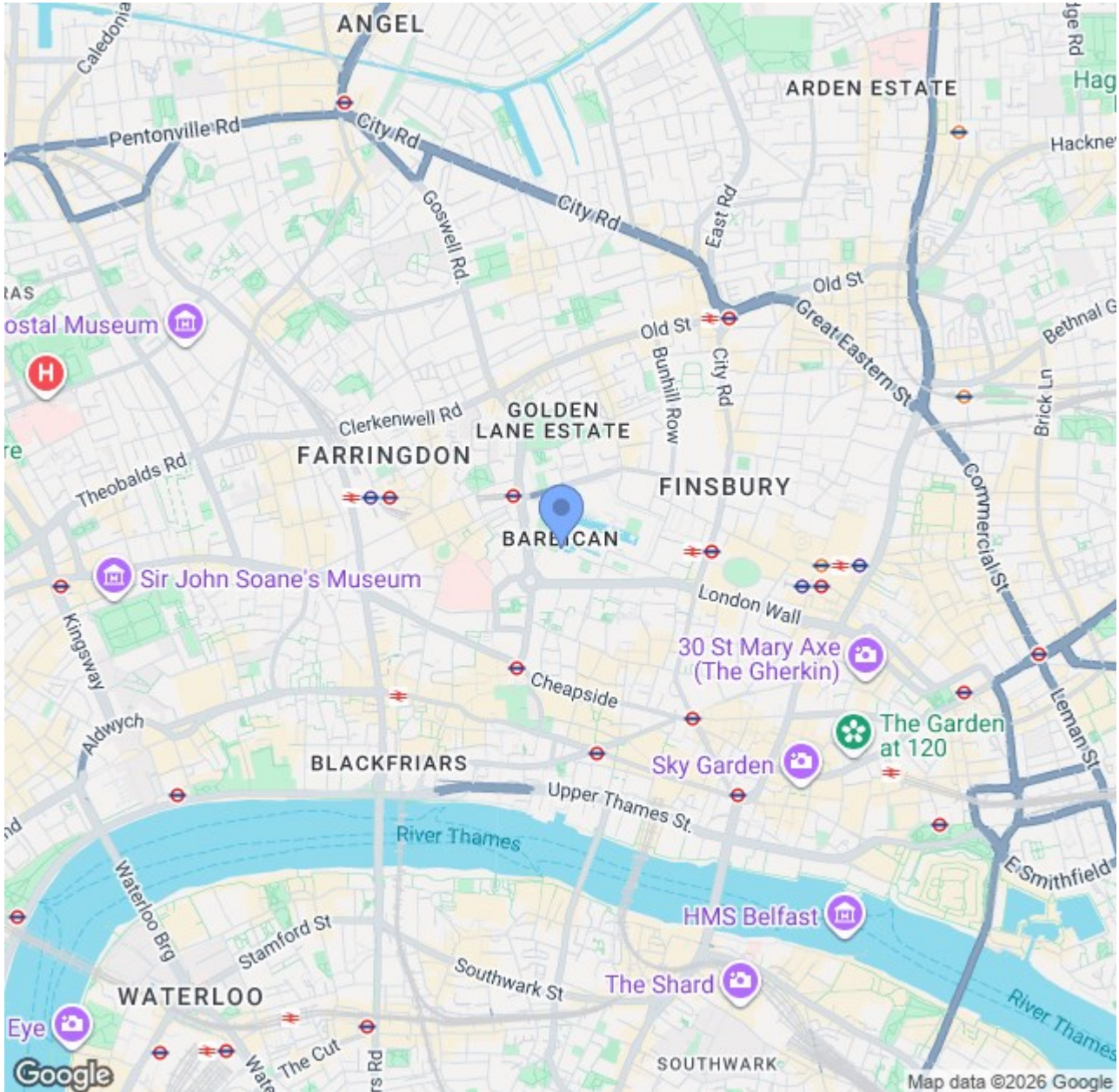
Lease: Extended Lease to 2197 Service Charge: £6,752.00 per annum
Council Tax Band E - £1,625.02 per annum





FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA
749 SQ FT / 69.5 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		
England & Wales		EU Directive 2002/91/EC