



BARBICAN, LONDON, EC2Y 8BA

Asking Price £870,000

2 Bedrooms | 1 Bathrooms | For Sale

Property Features

- Two Bedroom
- Re Fitted Kitchen
- Seperate WC
- Second Floor
- Rear Views over Lakeside Terrace
- Type 21
- Re Fitted Bathroom
- Balcony
- South Facing Reception
- Extended Lease

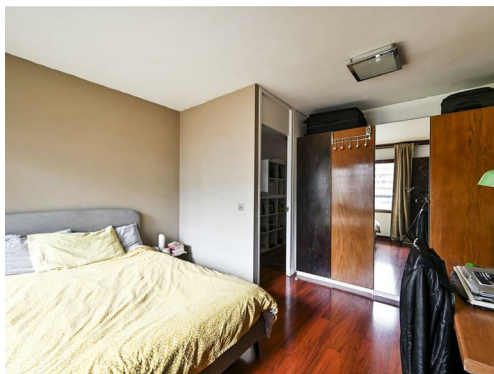
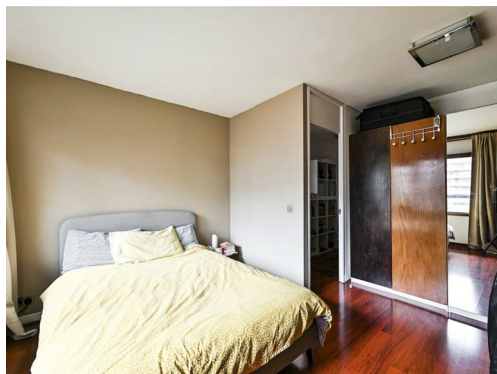
Situated on the second floor of ANDREWES HOUSE is this two bedroom flat (type 21) which has a south facing reception room with a full height window and sliding door to the balcony, a contemporary cream gloss kitchen with integrated appliances and a freestanding Smeg fridge, separate wc, bathroom and two double bedrooms overlooking the lake. The lease is currently in the process of being extended to 170 years. Barbican residents have use of the Barbican private gardens. There is car parking available and storage rooms available by separate negotiation with the Barbican Estate Office.

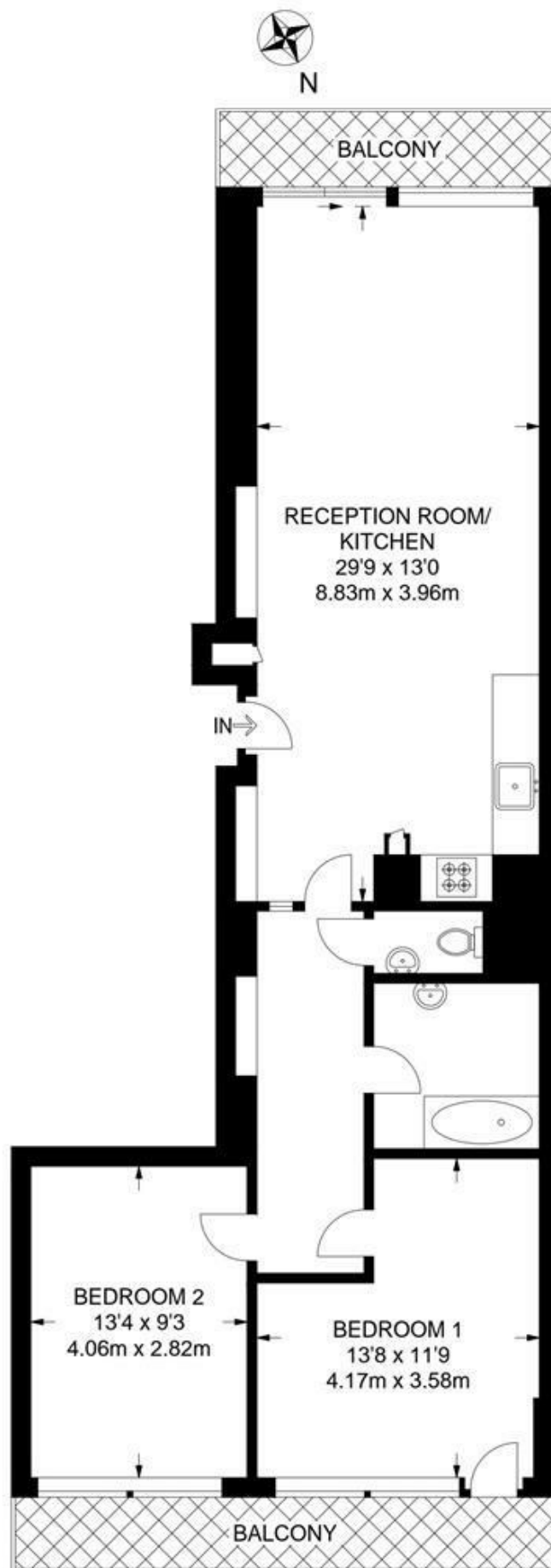
Andrewes House is situated close to St PAUL'S (Central Line),MOORGATE (Northern Line), Mansion House and the ELIZABETH LINE Stations at Moorgate and Farringdon. Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate 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.

Tenure: Extended Lease 170 years remaining

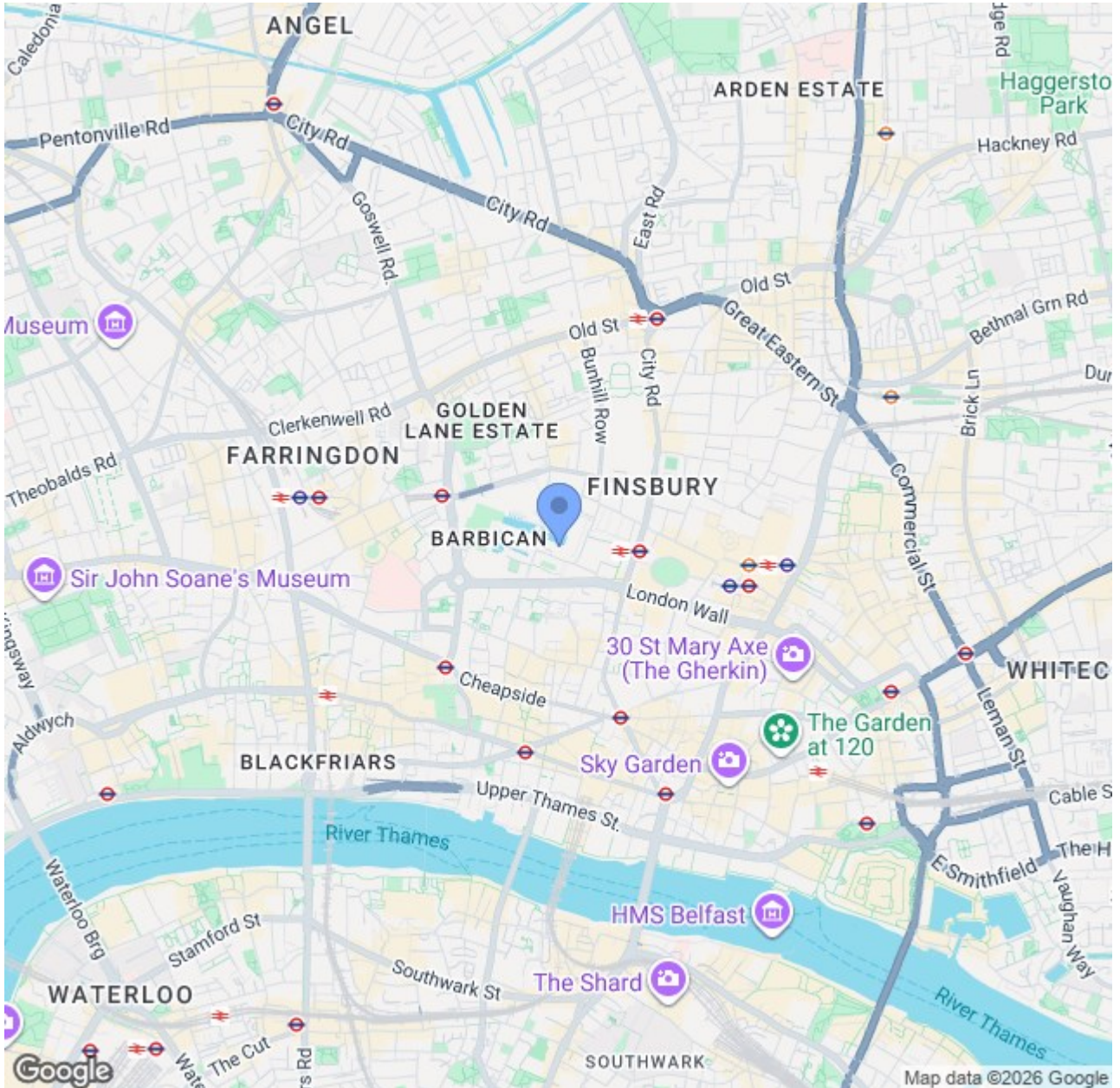
Service Charge: £6,535 per annum

Council Tax Band: E £1625.02 per annum





APPROXIMATE GROSS INTERNAL AREA
820 SQ FT / 76.2 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	