

# Frank Harris

— & Co. —



## Breton House, Barbican, EC2Y

£470,000

A charming second floor, large studio (F2A) set on the eastern side of Breton House. The original kitchen is in superb condition with an updated oven, independent washing machine, and fridge-freezer. The bathroom has been partially updated with new grouting providing contrast against the original white tiling.



The flat is on the eastern side of the block, offering morning sun and views towards Whitecross Street. The main studio room comprises updated wooden flooring and a built-in wall bed which can fold away to provide additional seating in the living area. Large floor to ceiling windows and a full-width sliding door provide access on to the balcony area. The many bars and restaurants of Clerkenwell are a short walk away, while Waitrose on Whitecross Street provides convenient grocery shopping.

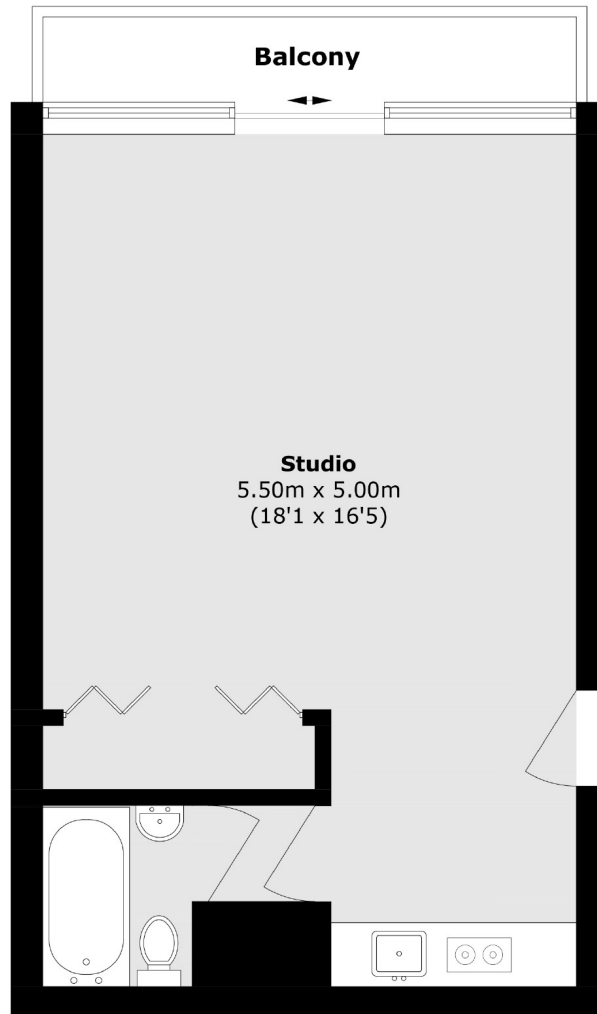
Within walking distance of Barbican tube station, Moorgate station and the Farringdon station, providing access to the Circle, Hammersmith and City, Northern and Metropolitan lines.

- Large Studio (Type F2A) • Second Floor • Extended Lease •
- Chain Free • Original Kitchen And Bathroom • East Facing •





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Total area (approx.): 40.0 sq. m (430.5 sq. ft)  
Balcony area (approx.): 4.0 sq. m (43.0 sq. ft)

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