

Frank Harris — & Co. —



Andrewes House, Barbican, EC2Y

£850,000

This bright, second floor one bedroom flat has a south facing reception room with three full height windows and a sliding door leading to the balcony/ fire exit. The original divider is in place which can close the reception area off to create a second bedroom or dining/ study. The kitchen has the Brooke Marine cabinets and stainless steel worktop, original bathroom, separate wc and the bedroom overlooking the Barbican lake.



The reception room looks south, towards the secluded St Alphage Garden which is sunk below road level and parts of the Roman City Wall are at its southern boundary. There is seating and numerous flower beds to enjoy a peaceful retreat from the City.

Barbican residents also have sole use of the private gardens and lake side views.

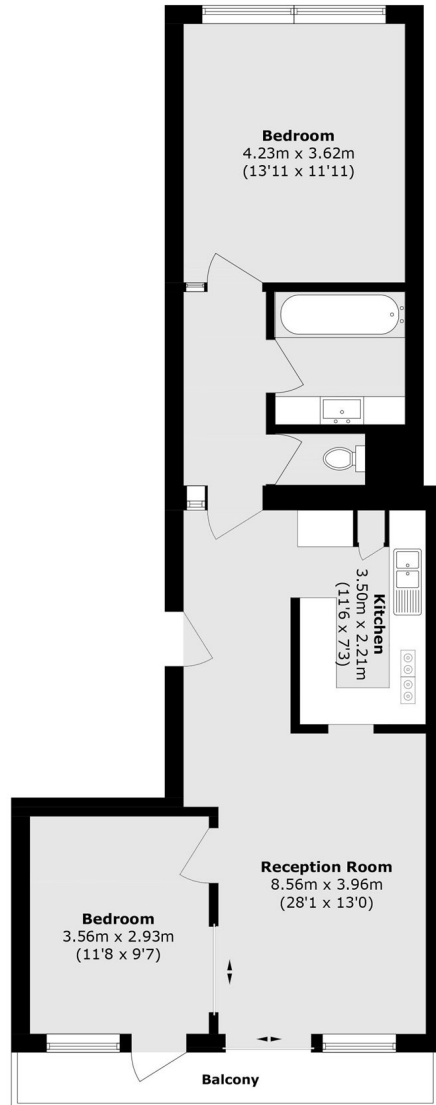
Shopping facilities nearby include a full size Waitrose supermarket and a Marks and Spencer food and clothing store in Moorgate.

Within walking distance of Moorgate, Barbican, Farringdon and St.Pauls underground stations with access to the Elizabeth line, Central, Circle, Metropolitan and Hammersmith & City lines.

- One Bedroom Flat • Type 20 • Second Floor •
- Original Kitchen • Overlooking Lake • No Onward Chain •



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Second Floor

Total area (approx.): 71.6 sq. m (770.7 sq. ft)

Balcony area (approx.): 5.6 sq. m (60.2 sq. ft)

Frank Harris & Co. Barbican and City

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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