



ANDREWES HOUSE, BARBICAN, EC2Y 8BA

Asking Price £870,000

1 Bedrooms | 1 Bathrooms | For Sale

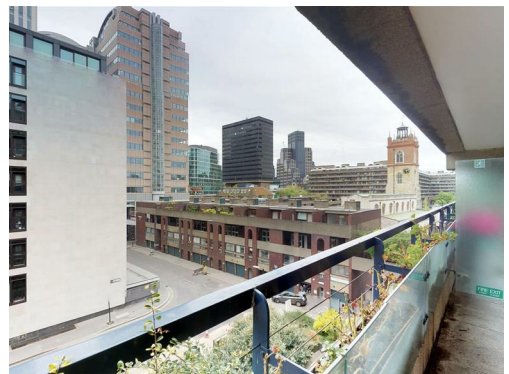
Property Features

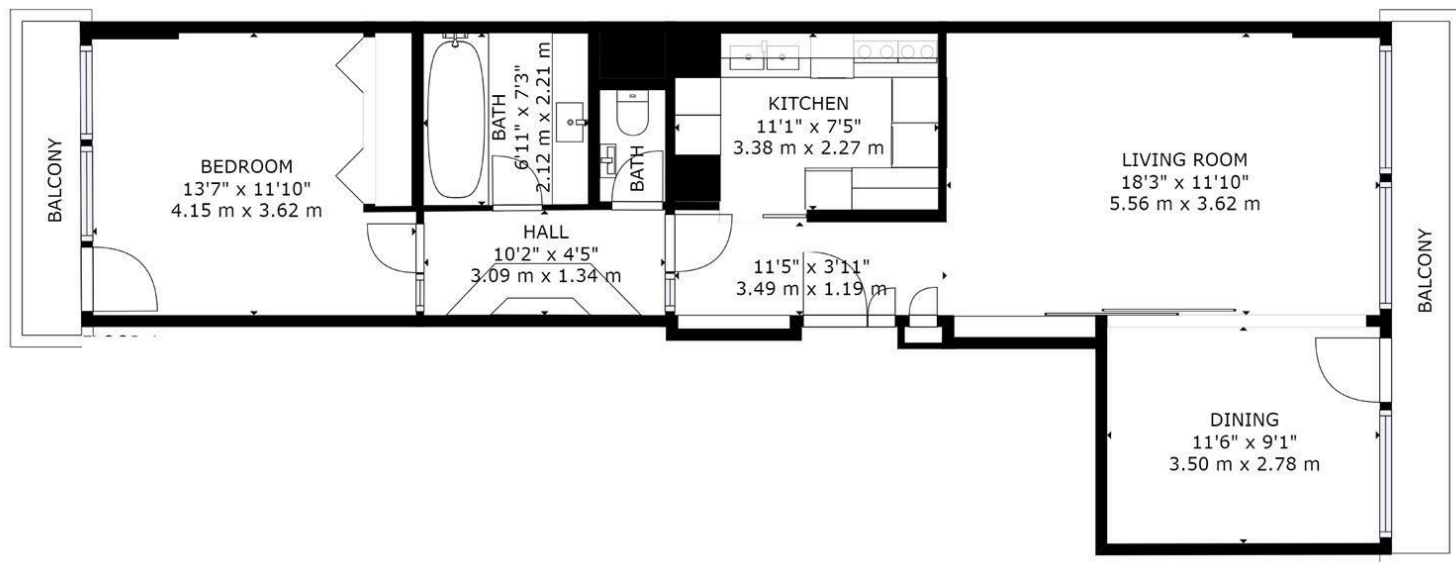
- L Shape One Bedroom Apartment
- Original Bathroom
- Views Over Gardens and Lake
- Private Gardens
- Dedicated Study Area
- Original Kitchen
- Underfloor Heating
- South Facing Balcony
- Close to Moorgate

Situated on the second floor of Andrewes House in the Barbican is this one bedroom (type 20) flat offering original Barbican kitchen, bathroom and separate wc, L shape reception room retaining the original sliding door giving access to a dedicated study area, access to south facing balcony, bedroom with balcony and views over the gardens and lakes to the rear. This ONE bedroom apartment measuring approximately 764 sq. feet and having a SOUTH and NORTH aspect with fantastic views over the Barbican gardens and lake. The Barbican Estate was Grade II-listed in 2001 in recognition of its contribution to London's urban landscape.

ANDREWES HOUSE is situated close to MOORGATE (Northern Line), St PAUL'S (Central Line) and the new Crossrail Station at Moorgate (under construction, due 2021). 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 sixty shops, restaurants and bars. The Barbican Arts Centre with its many bars, restaurants, theatre, cinema's, gallery and library is within easy walking distance along the covered podium that makes up the Barbican Estate.

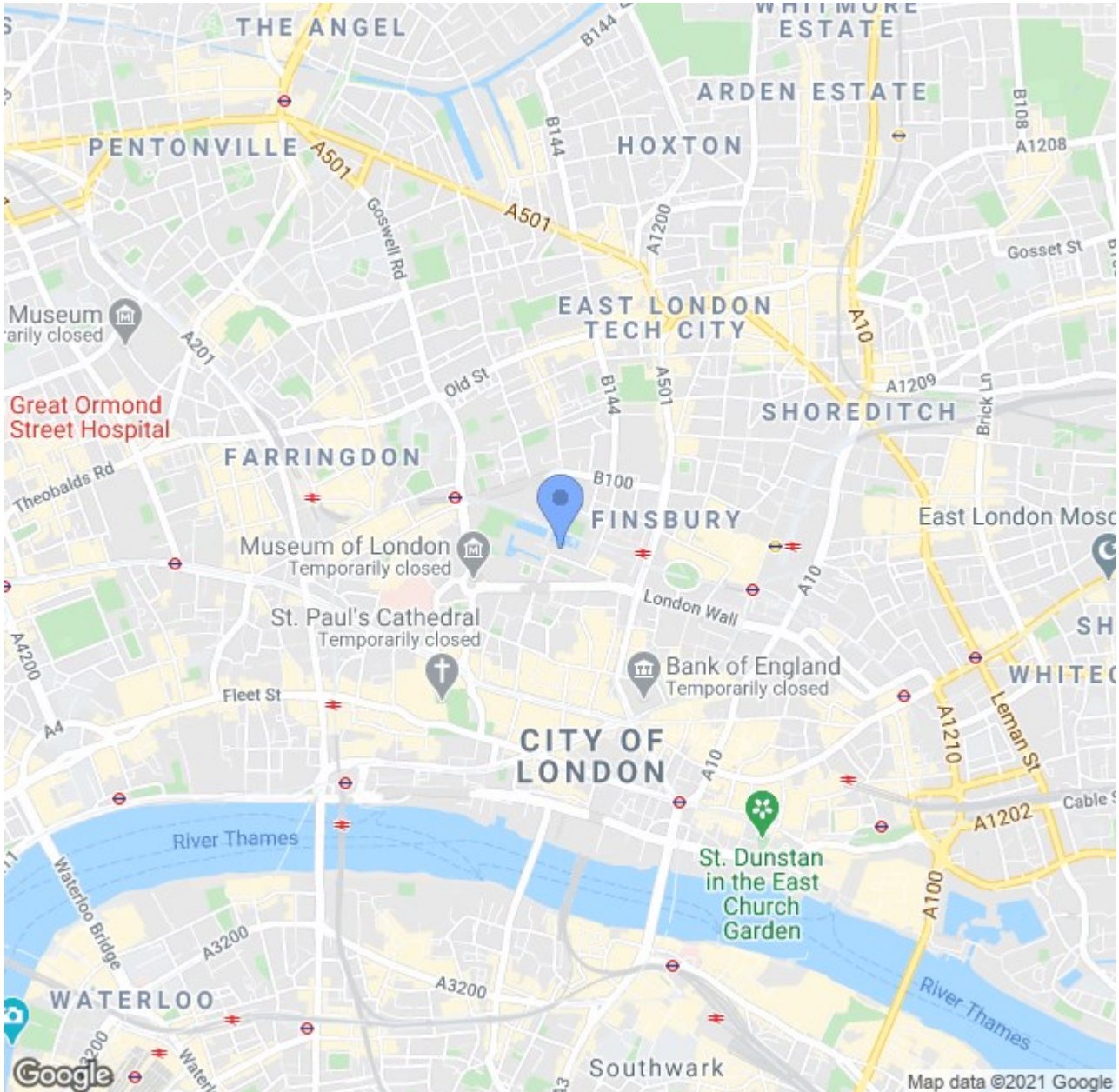
Lease: 125 Years from 1981 Service Charge: £3590.00 per annum Ground rent: £10 per annum





GROSS INTERNAL AREA
 765 sq ft, 71 m², EXCLUDED AREAS:
 BALCONY: 88 sq ft, 8 m²
 TOTAL: 765 sq ft, 71 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POWERED BY
matterport



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