



ANDREWES HOUSE, LONDON, EC2Y 8BX

Asking Price £825,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

- One Bedroom
- Barrell Vaulted Ceilings
- Part Modernised Kitchen
- Separate Toilet
- Close to the Barbican Arts Centre
- 7th Floor
- South Facing
- Part Modernised Bathroom
- Good Size Balcony
- Close to Moorgate

Situated on the top floor of Andrews House (type 23) on the BARBICAN ESTATE is this fantastic barrel-vaulted one bedroom apartment. The property is situated on the top floor (7TH) this means the benefit barrel-vaulted ceilings give a lovely feeling of space throughout the apartment. The bathroom has some original Barbican fittings along with the kitchen they have both been slightly modernized. Other key features of this property are its large private terrace with amazing southerly views across the CITY and its close walk to Moorgate underground station and the Barbican Arts Centre.

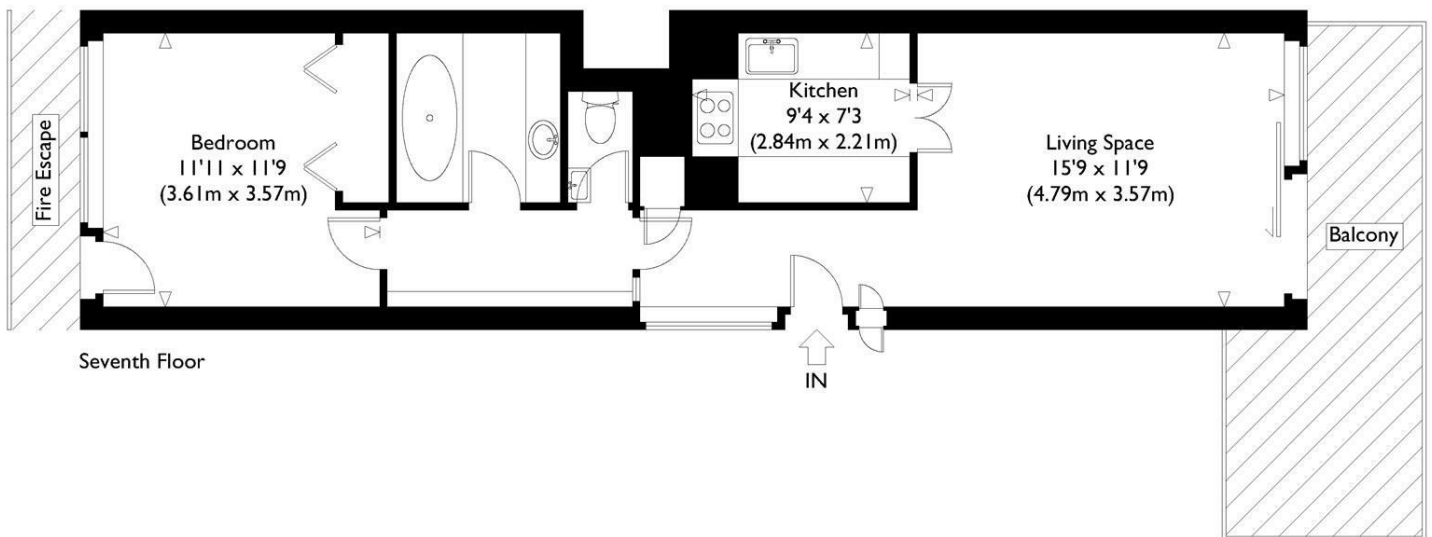
Andrewes House is situated close to MOORGATE (Northern Line), St PAUL'S (Central Line) Mansion House and the new Crossrail Station entrance at Moorgate (Now Open). Within walking distance are Waitrose, Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, 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: £5013.00 per annum Ground Rent: £10 per annum



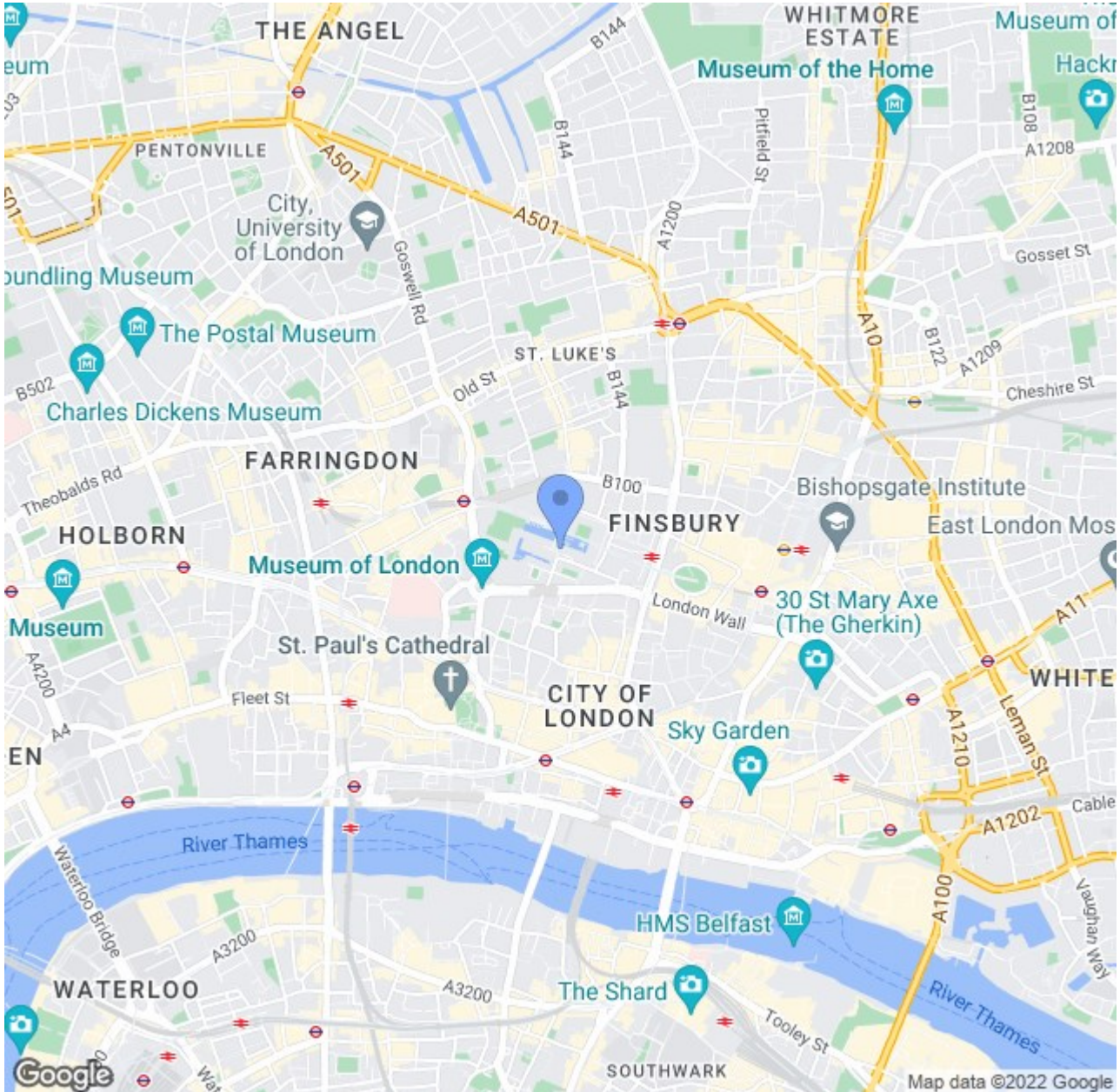
Prepared for Scott City

ANDREWES HOUSE EC2Y 5AG



Approximate Gross Internal Floor Area : 573 sq ft / 53.2 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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