



Speed House, Barbican EC2, EC2Y 8AU

Asking Price £775,000

- One Bedroom Penthouse Type 23
- Barrel Valuted Bedroom
- Brooke Marine Kitchen
- Barrel Vaulted Ceiling
- Barrel Vaulted Bathroom
- South Facing
- Grade II Listed
- Double Balcony/Terrace with Side Return
- 2 Acres of Residents only Gardens

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Flooded with natural light Stunning Penthouse One Bed. Gorgeous views residents gardens South facing roof terrace . Type 23 7th floor (top). Beautiful barrel vaulted ceiling throughout the flat, all original 1960's Original Brooke Marine kitchen & original bathroom No onward Chain. Underfloor heating throughout. Glass sliding door leading to balcony/fire exit with bright and open views. Use of beautiful residents gardens. The Barbican Arts Centre offers three cinemas, a concert hall, two theatres, an art gallery, a library and several restaurants. The nearby Smithfield Market and Clerkenwell areas boasts some of the trendiest cafes, restaurants and clubs in London, including Smiths of Smithfield, St. John, Club Gascon, Le Café du Marche Restaurant. In 2024 the Museum of London will open in Smithfield Market hoping to become one of London's top 5 tourist attractions. Waitrose, Marks & Spencer and Tesco are also nearby, together with various local services and amenities (such as dry cleaners, ironmongers, builders and plumbing merchants) and the numerous bars and restaurants of Clerkenwell, Spitalfields, Shoreditch and the City. Four tube stations are within a few minutes' walk: Barbican (on the Circle, Hammersmith & City and Metropolitan lines), Moorgate (on the Northern line), St Paul's (on the Central line) and Mansion House (on the District line). The new Elizabeth Line Station at Barbican/Farringdon is less than 5 minutes' walk and is now one of the busiest transport hubs in London, reaching 1.5million commuters within a 45 minute radius. Hamilton Brooks are proudly Independent and have been for over 30 years, choose an agent who can PROVE they can sell in your block.



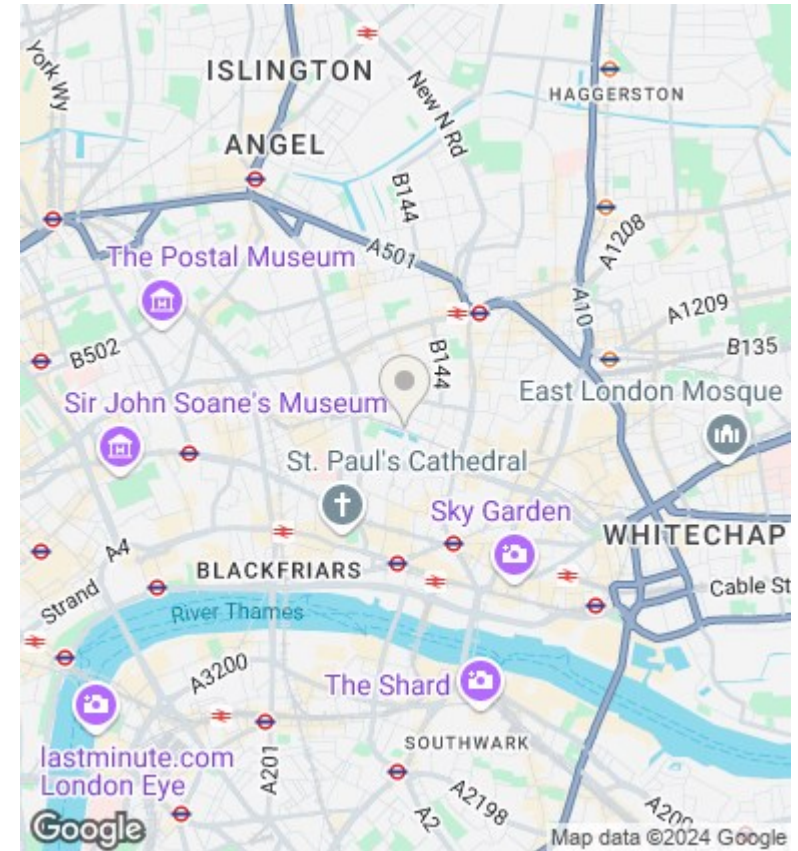
Council Tax Band:





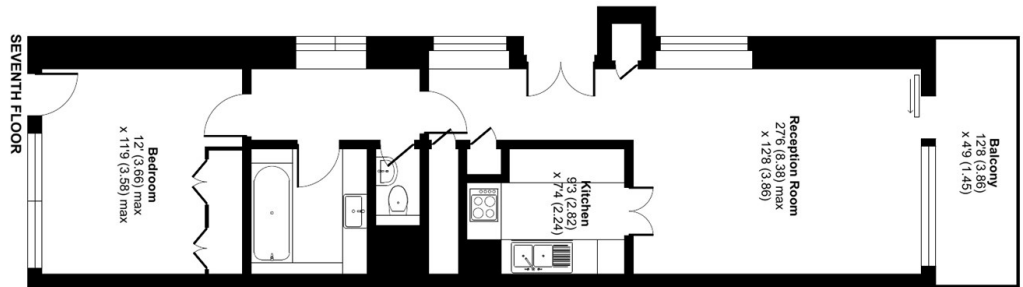






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Approximate Area = 623 sq Ft / 57.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating PAS 203 (RICS Recommended). © Hamilton 2023. Produced for Hamilton Broke. REF: 976441

Directions

Viewings

Viewings by arrangement only. Call 020 7606 8000 to make an appointment.

Council Tax Band

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |