



Andrewes House, Andrewes House, Barbican, EC2Y 8BA

Asking Price £895,000

- Superb Position In Andrewes House
- South Facing
- All Original 1960's Features
- Family Bathroom
- Stunning Views over S. Giles's Church
- Bright & Airy
- Brooke Marine Kitchen
- Grade II Listed
- Barbican Type 20
- Sixth Floor

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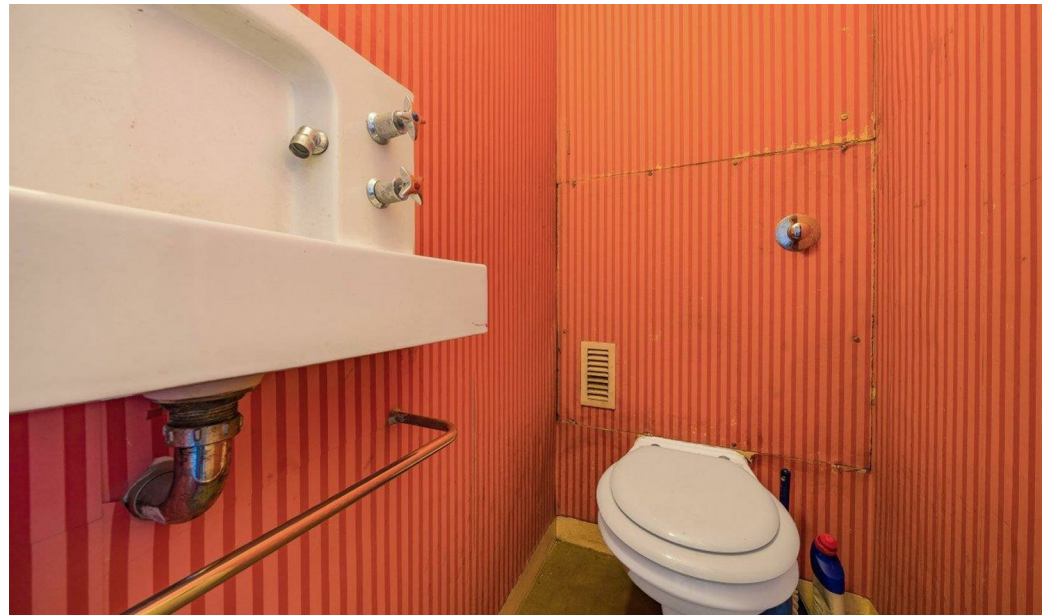
One of the best aspects of a Type 20 on the Barbican Estate. It is south-facing, on the sixth floor of Andrewes House towards its western corner with Gilbert House. It therefore enjoys open views and good light. It has retained most of its 1960s features including the original Bathroom and Brooke Marine kitchen. The Estate was granted Listed Grade 2 status in 2001, and is the work of Chamberlin, Powell & Bon. Four tube stations are within walking distance, and a fifth, the new Elizabeth Line, is a short walk to the Barbican Station and hence to Farringdon and trains to Gatwick Airport. 83 years unexpired (a 90 year lease extension is available to buy on completion at a current cost of £16,012.00) Service charge estimate 2023/2024 £6892.00 per annum (to include underfloor heating. Ground Rent £10 per annum.

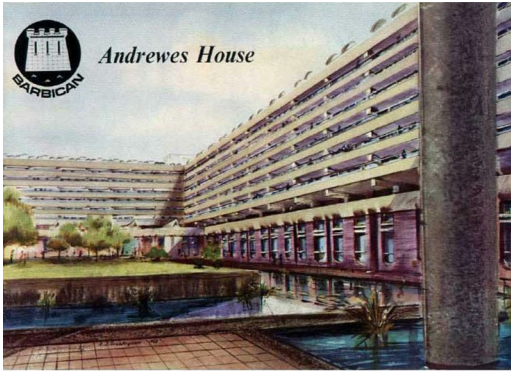


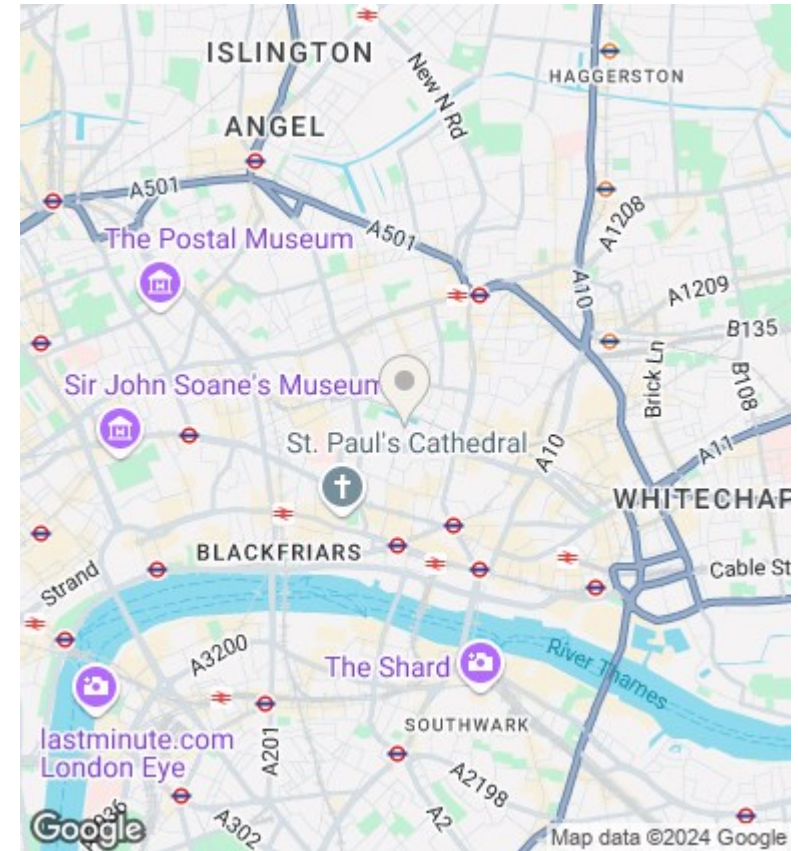
Council Tax Band: E





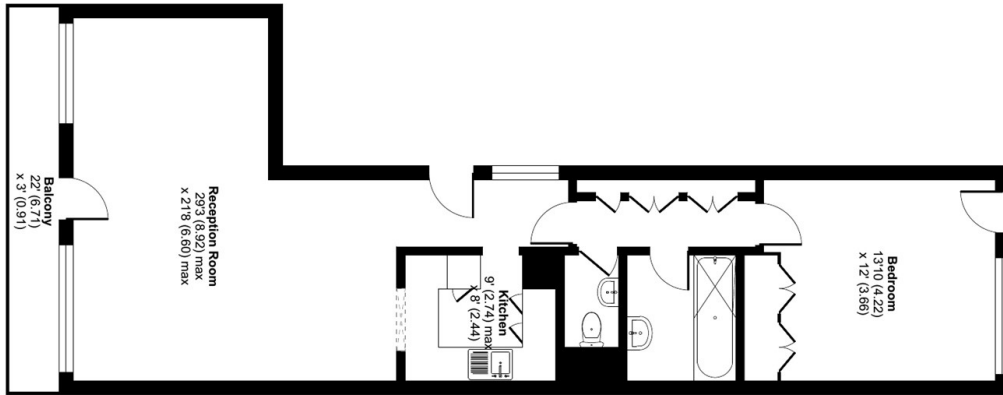






Andrewes House, Barbican, London, EC2Y

Approximate Area = 774 sq ft / 71.9 sq m
For identification only - Not to scale



SIXTH FLOOR

Balcony
22' (6.71)
x 3' (0.91)

Reception Room
23'0" (6.92) max
x 21'8" (6.50) max

Bedroom
13'10" (4.22)
x 12' (3.66)

Kitchen
9'12" (2.80) max
x 8' (2.44)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
Produced for Hamilton Brooks. REF: 951144

Directions

Viewings

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

Council Tax Band

E

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	