



BLAKE TOWER, LONDON, EC2Y 8AF

Asking Price £725,000

1 Bedrooms | 1 Bathrooms | For Sale

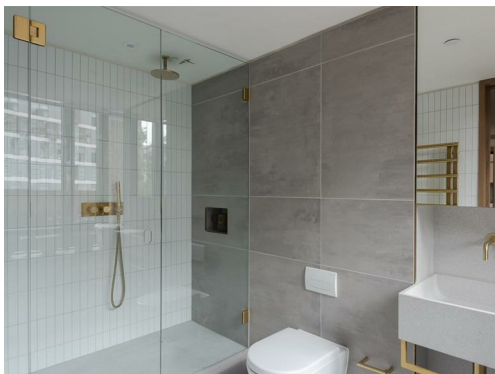
Property Features

- One Bedroom
- Large Reception Room
- Laundry and Utilities Cupboard
- State of the art Bathroom
- EPC Rating: C
- Fully Fitted Kitchen
- Large Bedroom
- Hand Built Book Shelving
- Day Concierge
- Service Charge: £3488 per annum Ground Rent: £10 per annum

BLAKE TOWER is a beautiful development within an existing BARBICAN Tower, Grade 2 listed building. This ONE BEDROOM apartment is reached via a stunning staircase and private hallway leading to the entrance door of the flat on the first floor level. CONRAN designed high specification interior design with additional handcrafted bookcases and cabinets add to the ambience. Large reception room with fully fitted kitchen and a bedroom which stretches along the building into a stunning en-suite bathroom. There is also a separate guest toilet and cloakroom leading from small inner hall into a summer or winter garden glassed in brutalistic styled with views. The entrance to the Building has concierge and security entrances. The apartment is controlled with individual heating system and wired for fibre optic broadband and BT. Instant hot water plus a boiling water tap with filter. A separate storage room is on the lower ground floor level. The Tower is beside the approach to the underground car park which is available via separate negotiation with the Barbican Estate. Wildlife garden opposite. The Museum of London is being relocated to West Smithfield and will be an iconic building attracting worldwide attention. The Smithfield area will also have many bistros, shops and bars.

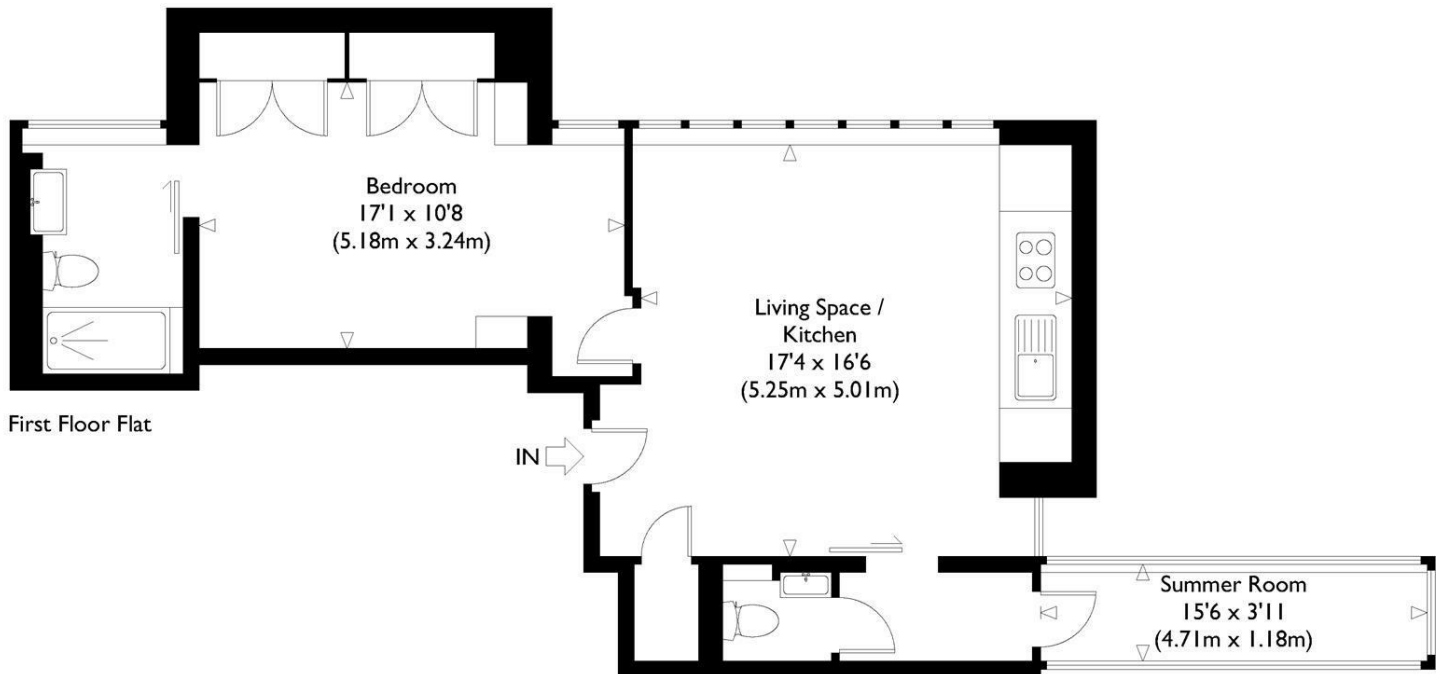
Also close by is BARBICAN and ST PAUL'S underground station on the central line, Moorgate (northern line) and the new Crossrail Station at Farringdon (Now Open). Within walking distance are Marks & Spencer and Tesco. Also within easy reach are St. Pauls' Cathedral, The River, South Bank, Tate Modern, and the One New Change Shopping Complex with sixty shops, restaurants and Bars.

Lease: 150 years Service Charge: £4500 per annum Ground Rent: £10 per annum



Prepared for Scott City

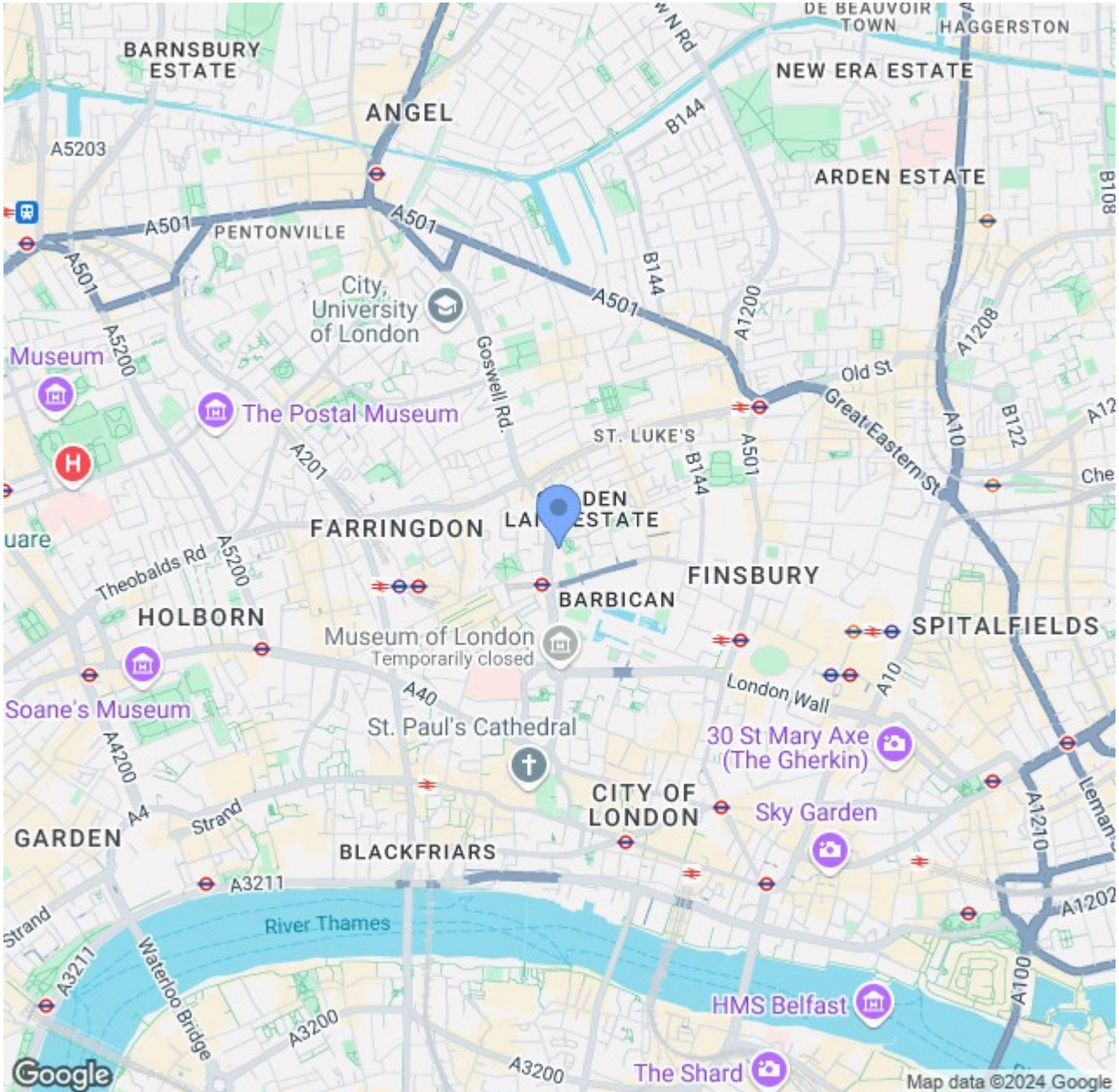
BLAKE TOWER EC2Y 8BR



First Floor Flat

Approximate Gross Internal Floor Area : 677 sq ft / 62.9 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 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		75	75
(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	