



## Bryer Court, Barbican, London, EC2Y 8DE

**Asking Price £545,000**

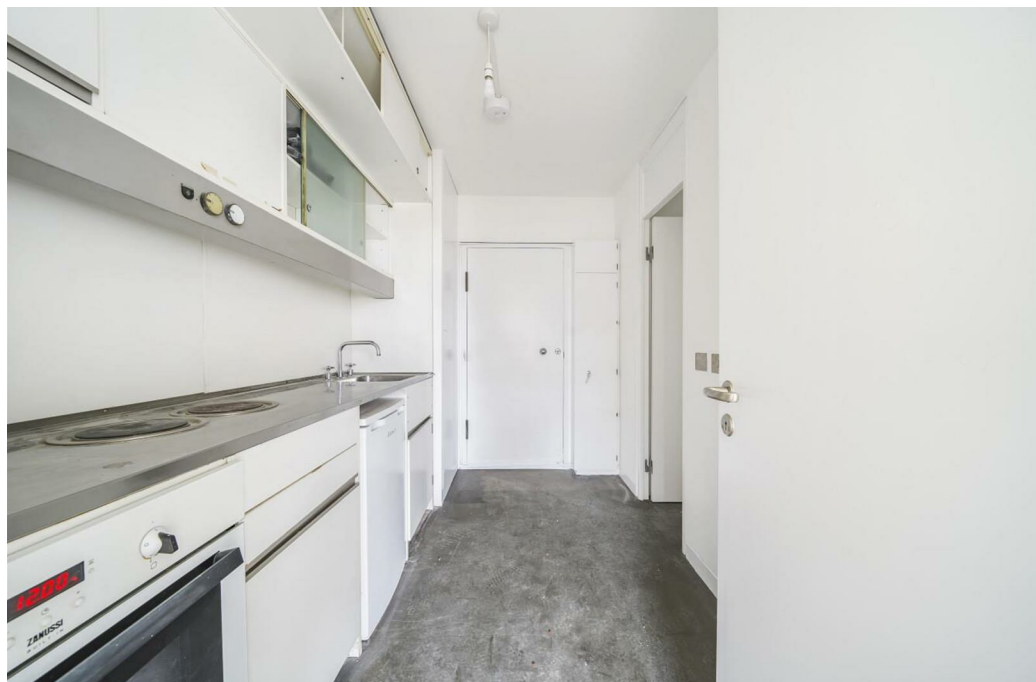
- Bright & Airy Large Studio
- All Original 1960's Grade II Listed Features
- Separate Kitchen
- Fourth Floor
- Being sold by the City of London Direct
- Balcony
- West Facing
- Pretty Views over Courtyard Gardens Below

# Bryer Court, Barbican, London, EC2Y 8DE

A wonderfully positioned large style studio apartment (Type F1D) in the Barbican. The main studio room has lovely views over the newly planted & landscaped Bryer Court gardens with pond and fountain below and faces west, so that full advantage may be taken of the afternoon/evening sun through the triple width & floor to ceiling windows and glazed sliding door leading to the balcony outside. Situated on the FOURTH floor. Being sold with all the original 1960's original features including the bathroom and kitchen, the kitchen being separate from the main studio. Bryer Court is a small block in the north-west corner of the Barbican, quietly positioned away from main roads. Parking & extra storage is available by separate negation. Built in 1971, the Barbican Estate is the finest achievement of the architects Chamberlin, Powell & Bon. The architects drew inspiration from Le Corbusier, famous for being one of the pioneers of what now is called Modern architecture. Their vision has created a unique urban village community devoid of traffic with immediate amenities including the Barbican Arts Centre, a church, school, library and shops. The estate was Grade II-listed in 2001 in recognition of its extraordinary contribution to London's urban landscape. a 90 Year Lease extension is available at 1.92% of the purchase price.

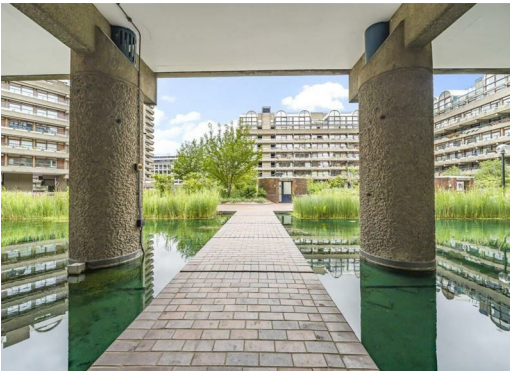


Council Tax Band: C









Directions

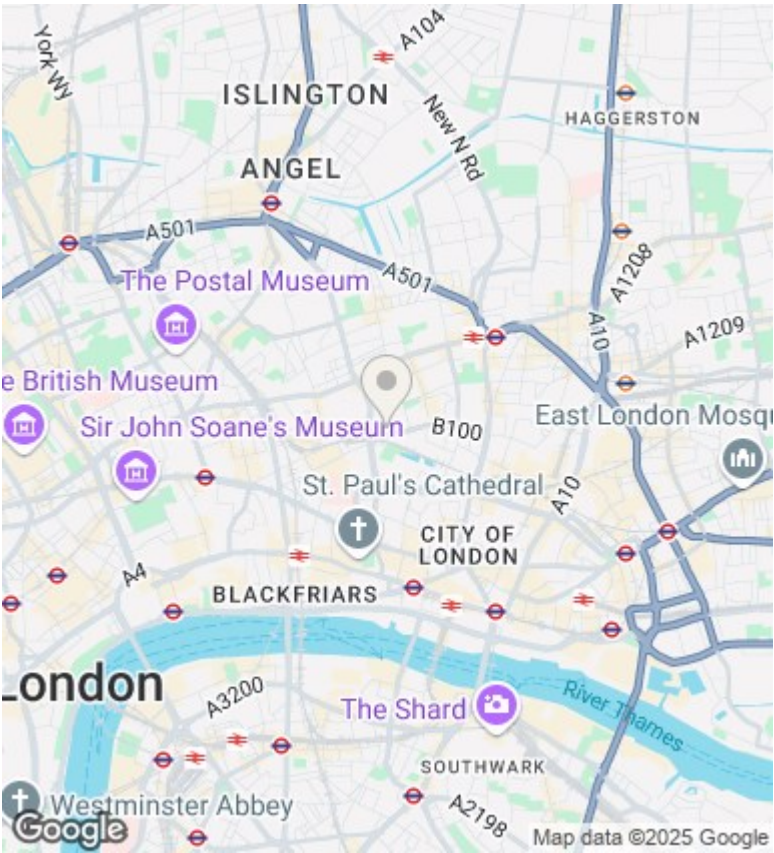
45 Beech Street, Barbican, London, EC2Y 8AD  
020 7606 8000


Viewings

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

Council Tax Band

C



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 

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