

Frank Harris & Co.



Lauderdale Tower, Barbican, EC2Y

£2,500,000

A totally unique refurbishment of a Barbican flat with interior design by Bryan O'Sullivan and renovations carried out by Thomson Brothers. Sitting on the 39th floor with panoramic views west towards the London Eye and beyond. The reception room has been extended to incorporate an enclosed balcony and an open plan kitchen. There is a second reception room/ snug, a small bedroom/ study and a primary bedroom with an en-suite shower room.



The front door opens onto a small lobby area, panelled in burr oak with concealed cabinets for coats and shoes and distinctive red onyx flooring.

The reception room has a wall of windows, with views north and west, flooded with natural light and a perfect place to watch the New Years Eve fireworks. Handmade oak end-grain flooring begins beyond the cloakroom, spreading into the open-plan living space. Textured Marmorino polished plaster walls by PD Marlow amplify the brightness.

A combination of oak and Arni Fantástico marble, defines the bespoke kitchen. Built by Longpre joiners, smooth undulating surfaces conceal a host of practical amenities including two dishwashers and three ovens all by Miele. There is also a Quooker tap with filtered, sparkling and boiling water settings. A sliding pocket door at the opposite end reveals a useful pantry cupboard and laundry room also executed with marble and oak.

A subtle art-hanging system is adopted throughout and there are plaster-in speakers set in the ceiling. Further storage sits within the eaves of the space, which also includes the servers for the customisable Lutron lighting, Lutron shades and Total AV Control audio visual system.

Adjacent lies the tv room or snug, separated by glass Crittall-style doors with Max Ingrand handles from the 1950s. An enclosed space, lined with further burr oak. A wall of integrated shelving offers plenty of space for books and trinkets while wires and sockets are hidden behind.

The main bedroom sits at the end of the hallway and has an en suite shower room with Calacatta Paonazzo marble and a walk-in wardrobe with bespoke cabinetry and a lighting system.

The main bathroom is designed with Cipollino marble, there is a bath with a step-in shower, polished nickel fittings by Waterworks and a Japanese Toto Toilet.

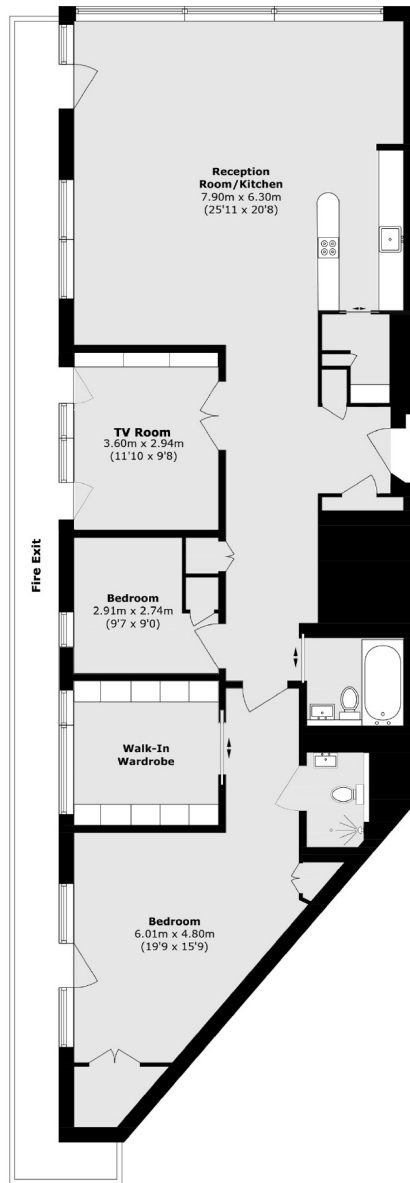
There is also an additional nursery room which could easily be converted into an additional study or double bedroom.







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Total area (approx.): 125.0 sq. m (1,345.5 sq. ft)

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