Frank Harris
& Co.







## Willoughby House, Barbican, EC2Y

£975,000

This spacious two bedroom flat is known as a Type 96, with a modernised kitchen open plan to the reception room with a wall of full height windows and door leading to a west facing balcony overlooking the lake. On the half landing is a separate wc which leads up to two double bedrooms with fitted cupboards and a bathroom. The lease has been extended on this property.



Willoughby House is unique in its layout of 148 flats and maisonettes, with the reception rooms generally overlooking the residents only gardens and lake. There is parking below the building which can be rented by separate negotiation along with storage rooms and bike storage, there is also a 24 hour car park attendant. The service charges include window cleaning, background underfloor heating, cleaning of the common areas and maintenance of the gardens.
Walking tours of the estate can be booked via the Barbican Centre, where there are also cinema screens and bars and restaurants.
The closest shopping centre is on Cheapside which is open 7 days a week, there is also a full size Waitrose on Whitecross Street.

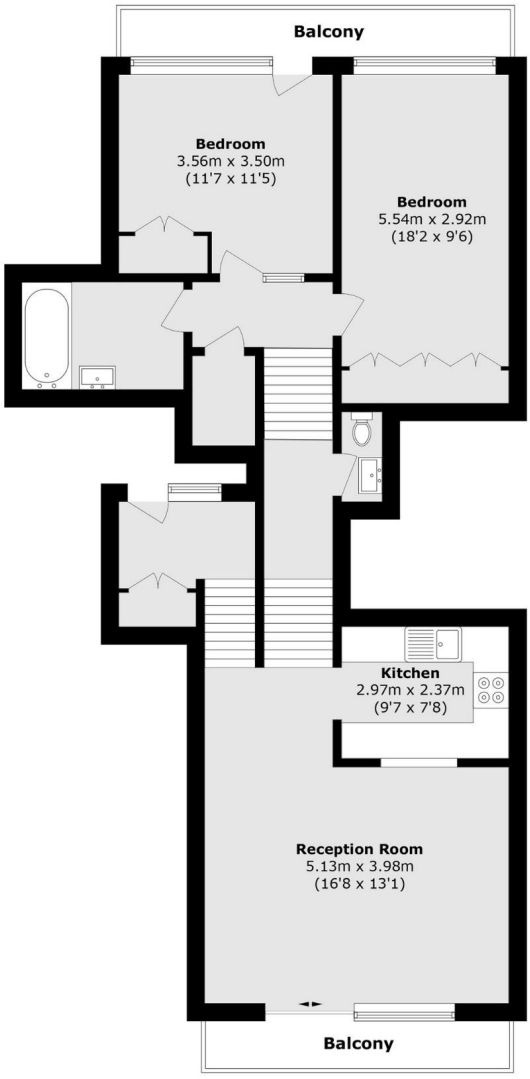
Within walking distance of Farringdon, Barbican and Moorgate stations. To access the Elizabeth line, Circle, Hammersmith and City line and Thameslink for journeys to Luton and Gatwick Airport.

- Two Bedroom Flat • Third Floor Duplex • Overlooking Gardens •
- Contemporary Kitchen • Extended Lease • No Onward Chain •





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Total area (approx.): 83.6 sq. m (899.9 sq. ft)
Balcony area (approx.): 9.4 sq. m (101.2 sq. ft)

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

RICS Regulated Estate Agent and Letting Agent