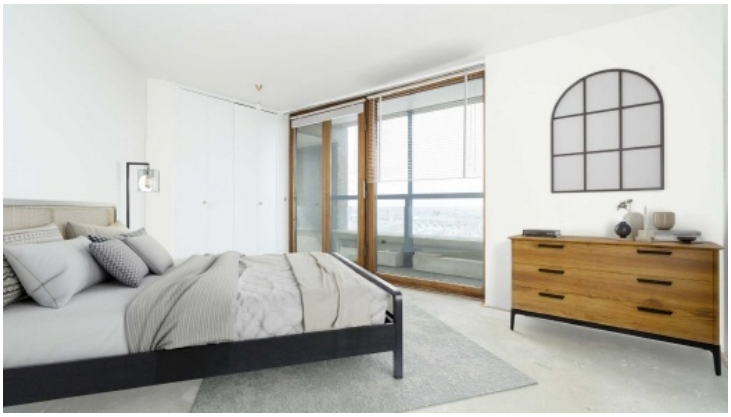
Frank Harris
& Co.







Lauderdale Tower, Barbican, EC2Y

£1,895,000

A 40th Floor, three bedroom flat with spectacular view west towards the London Eye and the river, the flat benefits from its own lobby with only a penthouse above. The flat comprises: a galley kitchen, breakfast area, utility room, large living area, three bedrooms, bathroom and a shower room. The New Years Eve firework display on the Thames can be enjoyed from this property with uninterrupted views.



The reception room boasts floor to ceiling mahogany framed windows and a large sliding door leading to the balcony with ample space for a table and chairs. Internally the concrete floors have been left exposed throughout. The west aspect has views look towards the London Eye, River Thames and St.Pauls.

The Brooke Marine kitchen remains with the stainless steel worktop, washing machine and fridge/freezer, there is also a utility room.
The principal bedroom benefits from a large fitted corner wardrobe, full height windows with a door leading to the balcony, an ensuite shower room could be created by moving the door frame. There are two further bedrooms, one double bedroom with a built in wardrobe and a smaller bedroom with a small wardrobe, overlooking the Thames.

The Barbican is set within the City of London, just a short walk to the financial district, a Waitrose supermarket is just a short walk away as is Cheapside with shops and restaurants.

Lauderdale Tower was completed in 1974, named after John Maitland, the first Earl of Lauderdale, one of his homes was Lauderdale House on Aldersgate Street. The iconic Barbican offers residents acres of gardens for exclusive use, a number of restaurants within the arts centre, 3 cinema screens, conservatory and an arts centre.
Residents parking and storage cages are available by separate negotiation.

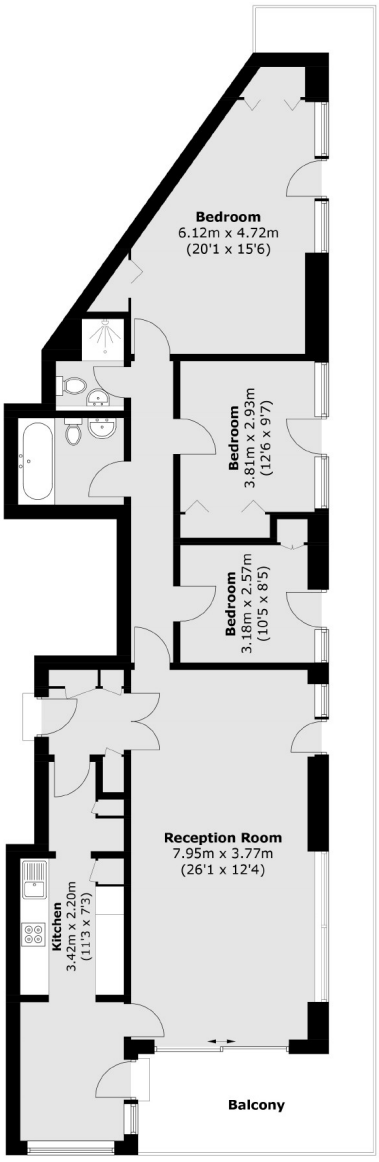
Within a few minutes walk of both Barbican and Farringdon stations (Thameslink and Elizabeth line), St.Pauls (Central line) is also close by.

- 40th Floor • Three bedroom flat • 24 hour porterage •
- Original kitchen • No onward chain • Original lease •





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Total area (approx.): 103.9 sq. m (1,118.4 sq. ft)
Balcony: 33.1 sq. m (356.3 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.

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