Frank Harris
& Co.







Andrewes House, Barbican, EC2Y

£925,000

A bright two bedroom flat, Type 21, situated on the 5th floor. The south facing reception room has bespoke bookcases and storage, wooden flooring and direct access to a south facing balcony. There is a contemporary white gloss kitchen, a bathroom with a shower cubicle, bath and fitted storage, separate wc, and two double bedrooms with fitted cupboards overlooking the peaceful Barbican lake



The hallway has been set up with fitted shelving which could be used as a study area.

The reception room looks south where the secluded St Alphage Garden is sunk below road level and parts of the Roman City Wall are at its southern boundary. There is seating and numerous flower beds to enjoy a peaceful retreat from the City.
Barbican residents have use of their own private gardens and lake side views.

Shopping facilities nearby include a full size Waitrose supermarket and a Marks and Spencer food and clothing store in Moorgate.

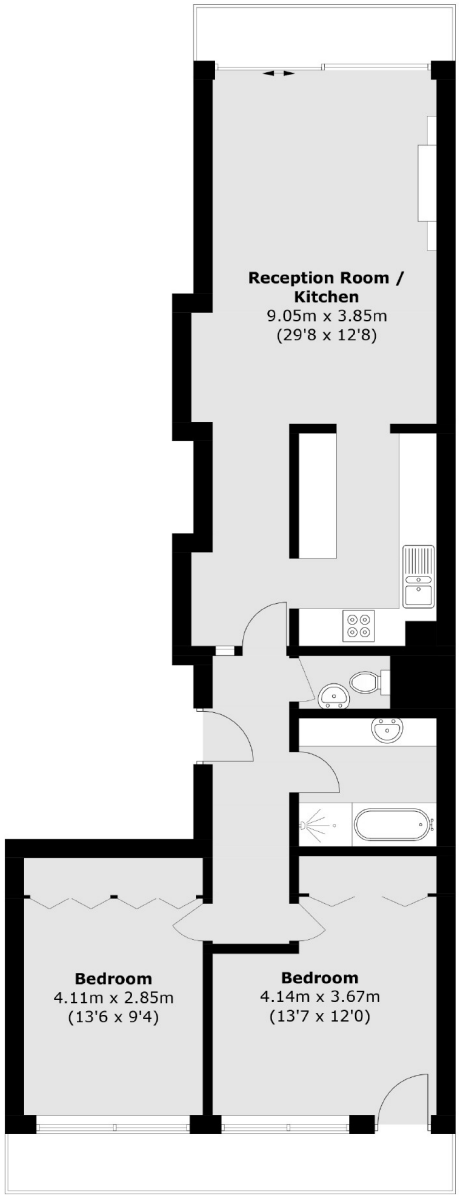
Within walking distance of Moorgate, Barbican, Farringdon and St.Pauls underground stations with access to the Elizabeth line, Central, Circle and Hammersmith & City lines.

- Two bedroom flat • Type 21 • 5th floor •
- Modern kitchen • Extended lease • No onward chain •





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Total area (approx.): 73.5 sq. m (791.1 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