

Frank Harris & Co.



Defoe House, EC2Y

£1,650,000

OIEO £1,650,000. A rare Type 54, situated on the corner of Defoe House with a wraparound balcony/ fire exit, three large bedrooms, kitchen, separate dining area, bathroom, wc and a reception room with a wall of windows with a west aspect.



One of the largest apartments to be found within the estate on one floor, it encompasses three separate aspects to the south, west and north, with a complete wraparound balcony/fire-exit. On entering this property there is an inner hall area, with a coat cupboard. The reception room looks west with views towards the BT Tower in the distance with floor to ceiling full width windows and a sliding door leading to the balcony, with flower boxes the whole width of the flat. The kitchen is open plan, retaining some of the original Brooke Marine cupboards, a dishwasher and fridge will remain along with the fitted oven and ceramic hob, a separate dining area faces south with a full height window and door to the balcony. Bedroom three (currently used as a study) has fitted storage a door to the balcony, with views south and west from the full width windows. The family bathroom is a generous size, with a white suite comprising a basin with storage below, bath and a corner shower cubicle, wc. A separate wc. A large cupboard housing the washing machine and boiler are in the hallway. The master bedroom has an abundance of fitted wardrobes and windows facing north over the Barbican estate. Bedroom two has plenty of space for a kingsize bed and wardrobes (freestanding wardrobes could remain), windows on two sides and a door to the balcony/ fire exit.

Local amenities include a large Waitrose on Whitecross Street and a Marks and Spencer food and clothing store in Moorgate. One New Change shopping centre on Cheapside is open seven days a week with a good range of shops and restaurants.

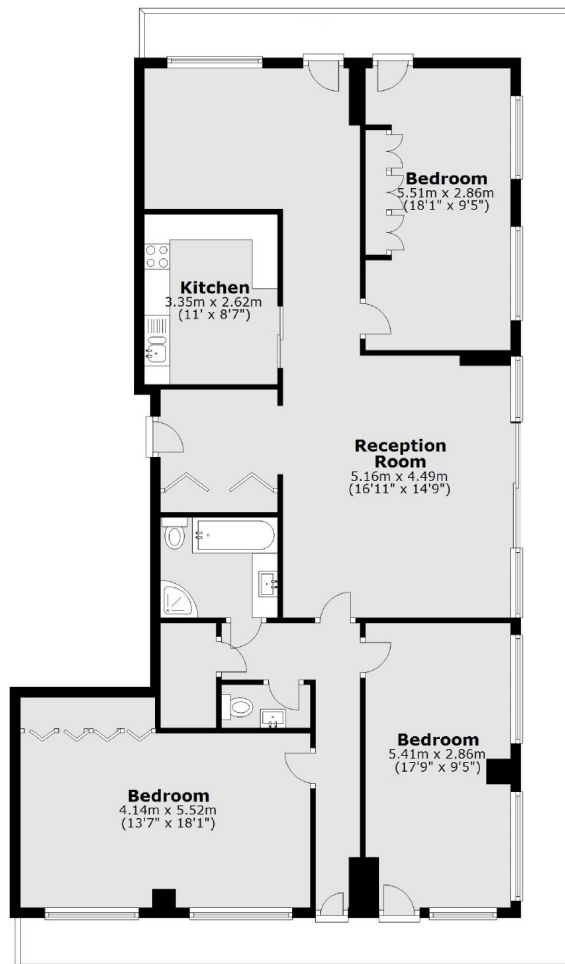
Within walking distance of the new Elizabeth line which will open in 2022.

- Corner Flat • Three large bedrooms • Dining area •
- 4th Floor • Wraparound balcony • Close to Elizabeth line •
- OIEO £1,650,000 •



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Fourth Floor



Total area: approx. 127.1 sq. metres (1368.5 sq. feet)

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Energy Rating: TBC. 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.