



DEFOE HOUSE CITY OF LONDON



SOLD

REF: 33218

1 Bed, Complex Apartment, Private Balcony

Barbican - EC2Y - Original Kitchen fittings - Requires internal improvement - A one Bedroom Apartment - No Onward Chain - Private Balcony

This is a one bedroom apartment located on the top (7th) floor of Defoe House, Barbican London EC2Y 8DN. The property will require internal improvement to the original kitchen fittings and bathroom suite, but this is allowed for in the asking price. There is a balcony with good Barbican views and vaulted ceilings to both the lounge and bedroom. There is no onward chain. Call 020 7480 0170 to view.

Train/Tube - St Pauls, Farringdon, Barbican, Moorgate

Local Authority/Council Tax - City of London

Tenure - Leasehold



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Lounge



Balcony



There really are great views



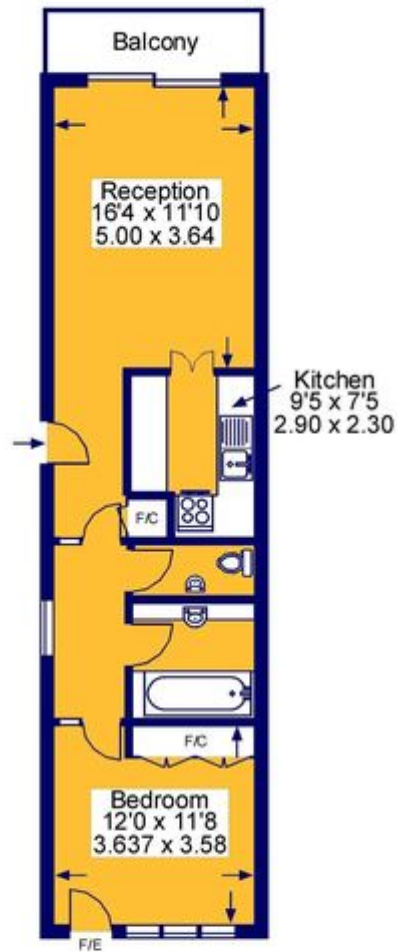
Kitchen



Landscaped communal facilities and gardens



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Approx. 652 sq. ft. / 60.62 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements are taken to the center of the wall and are approximate only and should not be regarded as being a representation by either the Seller or their Agent.
Drawing No. 05/2024 © KIMBLEY DESIGN 04/24 0025/24

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Communal Entrance Hall

From the podium level to the communal front door, with entry phone controlled access to entrance hall, lift and stairs leading up to 6th floor and then by stairs to 7th floor landing.

Entrance

Front door to entrance, storage cupboards and opening directly onto lounge. door and borrowed light window to inner hall. Inner Hall with doors to: bedroom bathroom and cloakroom.

Lounge - 3.647m x 5.00m (11' 11" x 16' 4")

Vaulted ceiling. Sliding doors to private balcony, storage cupboards, tv point, electric convector heater, folding doors to Kitchen:

Balcony - 1.2m x 3.72m (3' 11" x 12' 2")

Offering great views of the Barbican complex.

There really are great views

Kitchen - 2.3m x 2.9m (7' 6" x 9' 6")

Fitted with the original kitchen stainless steel sink unit and hob rings, range of units.

Bedroom - 3.586m x 3.67m (11' 9" x 12')

Vaulted ceiling, fitted wardrobes, electric convector heater, door to fire escape, windows to fire escape.

Tenure and Costs

Leasehold - details of service charges to be made available in due course.

Landscaped communal facilities and gardens

Piazza terrace adjacent to lake and terrace with cafe and seating facilities.

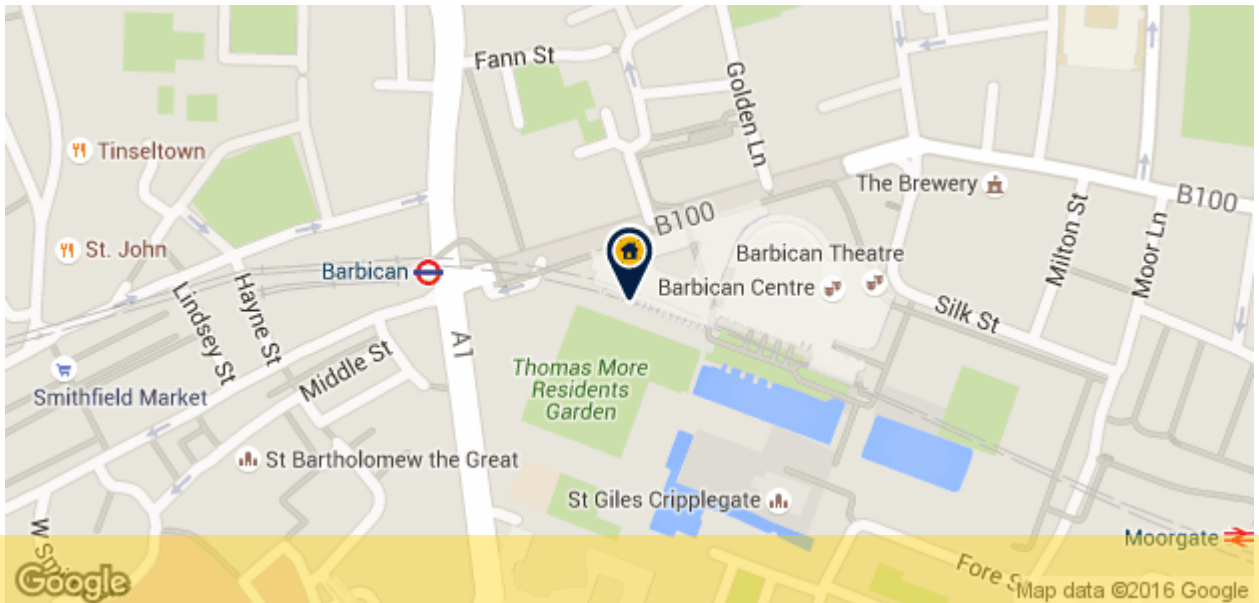
Tenure Details

Tenure - Leasehold

Lease Length - years



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Property Management Office quoting 33218

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.