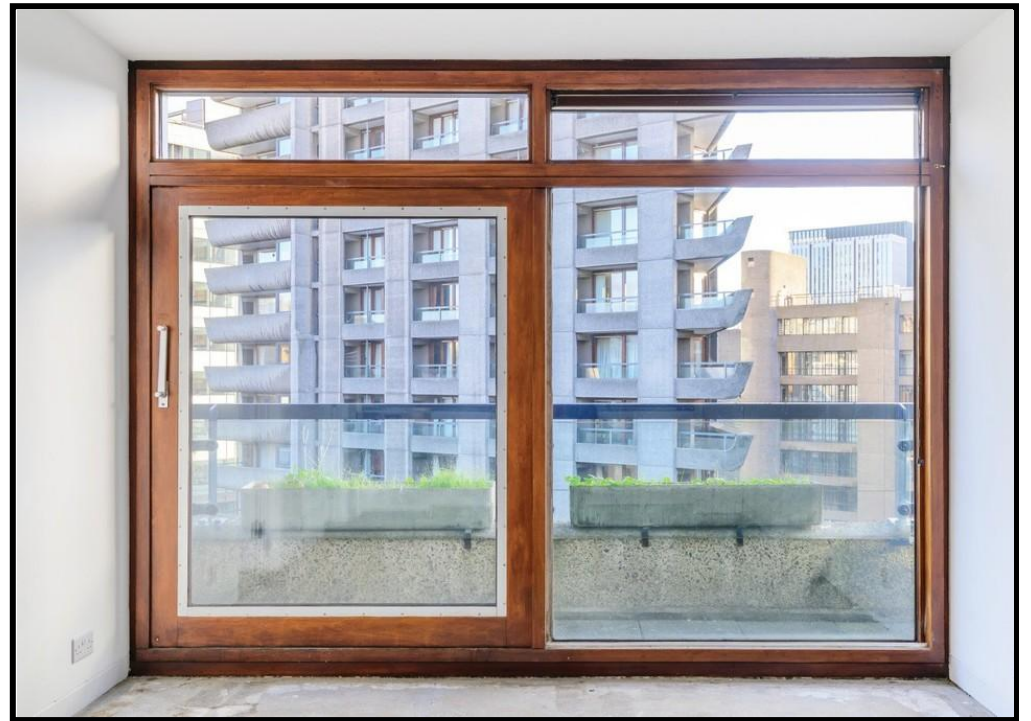
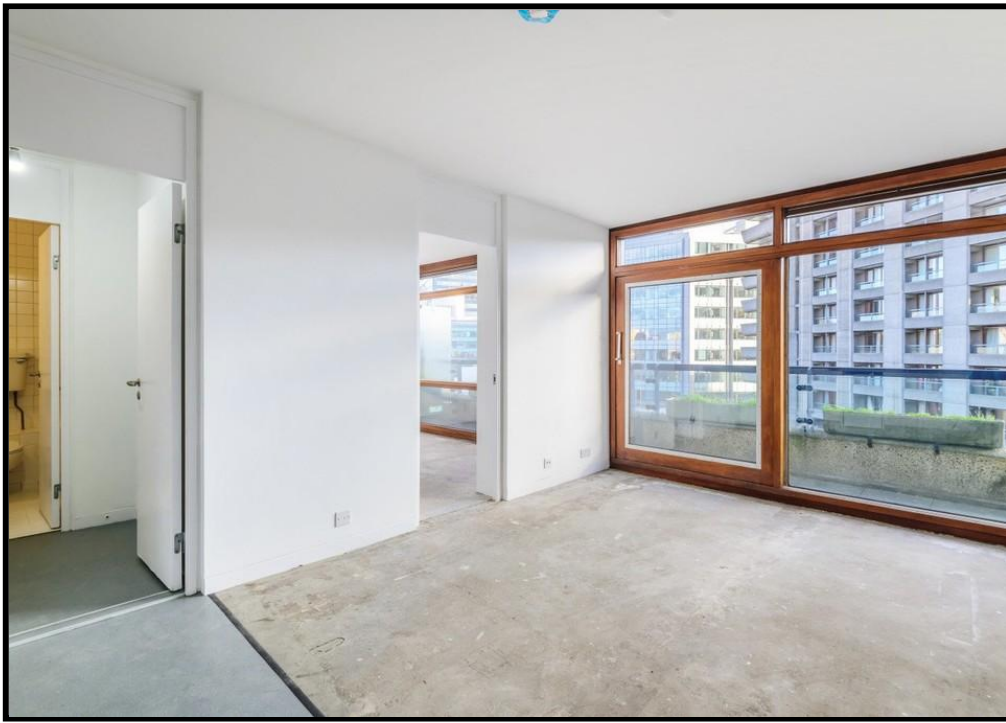




Ben Jonson House Barbican EC2
£545,000







A superb bright & airy South facing one bedroom apartment located on the 5th floor known as a Barbican type F2C. For sale direct from the City of London with all the original 1960's Grade II Listed features including the Brooks Marine kitchen, the original Bathroom. Separate Entrance hall, Double South facing bedroom, bright reception room with full height double sliding door leading to balcony/fire escape. Underground parking available and additional storage facilities. Lift down to Street level (key access only) and to the pedestrian landscaped Podium level with easy access to 2 acres of child friendly Resident Gardens. Use of Tennis Courts. Under floor heating included in the service charge. Within the Barbican complex is the Barbican Arts Centre, enjoying three cinemas, concert hall, theatres, art gallery and several restaurants. The Barbican Estate is the finest achievement of the architects Chamberlin, Powell & Bon. It was Grade II listed in 2001 in recognition of its extraordinary contribution to London's urban landscape. Barbican tube station (on the Circle, Hammersmith & City and Metropolitan lines) is only a couple of minutes' walk away, with Moorgate (on the Northern line), St Paul's (on the Central line) and Mansion House (on the District line) tube stations each within a short walking distance. The new Elizabeth Line Farringdon Station is the busiest station interchange in London. Direct access to Canary Wharf in 9 minutes & Bond Street in 3 minutes. Waitrose, Marks & Spencer and Tesco are also nearby, together with various local services and amenities (such as dry cleaners, ironmongers, builders and plumbing merchants) and the numerous bars and restaurants of Clerkenwell and the City. Also within easy reach are the attractions of St. Pauls' Cathedral, The River, South Bank, Tate Modern, Gabriel's Wharf, numerous Bars, Restaurants', Café's Bank Of England, the 250,000 Sq. Ft, New Change Shopping Complex.

Terms: Subject to contract Tenure: Leasehold (84 Years) Service Charge: £3,155 Ground Rent: £10 Council Tax Band: C Local Authority: City of London

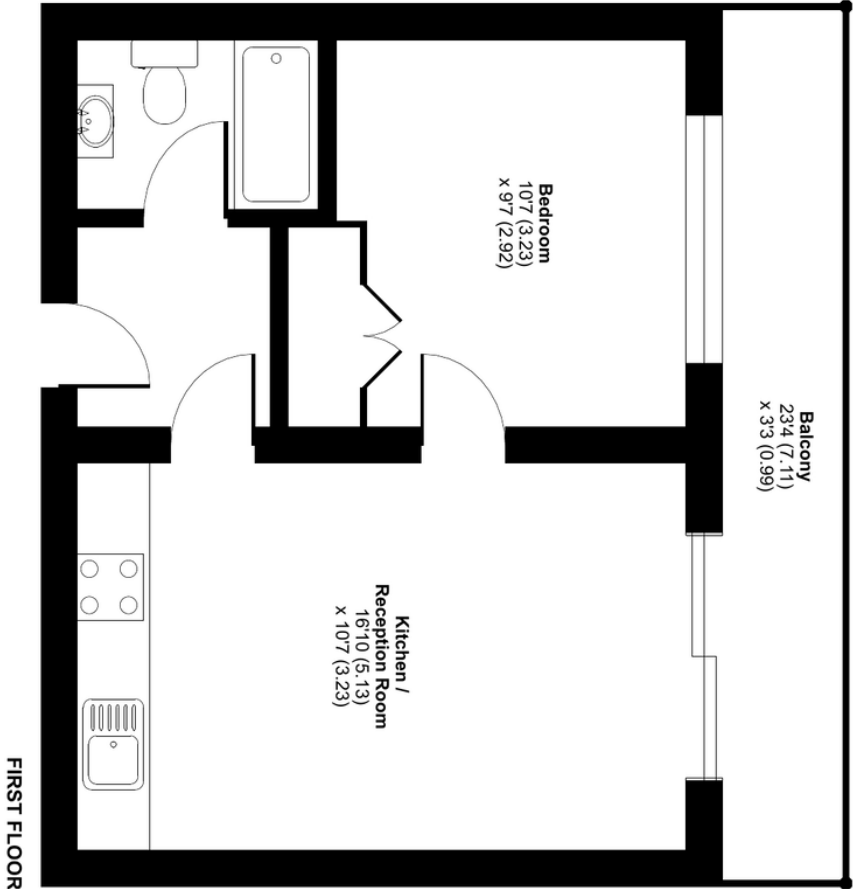
Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, Photographs and floor plans remain exclusive to Hamilton Brooks.

Ben Jonson House, Barbican, London, EC2Y

Approximate Area = 375 sq ft / 34,8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2022. Produced for Hamilton Brooks. REF: 923920