Thomas More House, Barbican EC2
Guide Price £950,000
Views towards St. Paul's Cathedral from this hugely popular bright and airy one double bedroom 'L' shaped apartment known as a type 20. Full height, triple width glass sliding doors leading to balcony. The apartment could easily be divided to make this either a 1 or 2 bed. Presented with a new style kitchen & bathroom and with the addition of numerous extra storage cupboard/wardrobes. Located on the first Floor. South Facing. New family bathroom with superb rainwater effect shower. Separate WC. Lift. Underground parking available to rent from the City of London. Lift down to ground floor with easy access to 2 acres of child friendly Resident Gardens. Under floor heating included in the service charge. The large bright double bedroom is located at the rear overlooking the pretty & quiet resident gardens. Use of pretty resident’s garden. 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 Crossrail (Elizabeth Line) Farringdon Station opens in 2018. This will, be 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, 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 125 years from July 1981
Service Charge: £3379 for the period 1 April 2017 – 31 March 2018
Ground Rent: £10 Per Annum
Council Tax Band E £1140.83 For the period 1 April 2018 – 31 March 2019
Local Authority: Corporation of London

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars these particulars as a general guide to give a broad descriptions 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.
Thomas More House
APPROX. GROSS INTERNAL FLOOR AREA 766 SQ FT 71 SQ METRES

FIRST FLOOR

WHilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission, or mis-statement. These plans are for representation purposes only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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