



## BEN JONSON HOUSE, BARBICAN, EC2Y 8NH

Asking Price £1,295,000

2 Bedrooms | 2 Bathrooms | For Sale

### Property Features

- Two Bedrooms
- Mezzanine Bedroom
- South Facing Barrel Vaulted Room
- Fantastic Roof Terrace
- Extended Lease
- Triplex Apartment
- En Suite Shower Room
- Re Fitted Kitchen
- Wood Flooring
- No Chain

A beautifully refurbished two-bedroom triplex apartment with roof terrace in the iconic Barbican Estate. Situated within Ben Jonson House, in the heart of the highly sought-after Barbican Estate, this exceptional two-bedroom triplex apartment spans the 5th, 6th, and 7th floors and offers a rare combination of space, character, and outdoor living.

The property has been extensively improved by the current owner, featuring a high-quality refurbishment throughout. The accommodation includes a stylish re-fitted kitchen with integrated appliances, a well-presented original bathroom, and fitted bedrooms providing ample storage. The bright reception room boasts beautiful wood flooring and opens onto a south-facing balcony, allowing for an abundance of natural light.

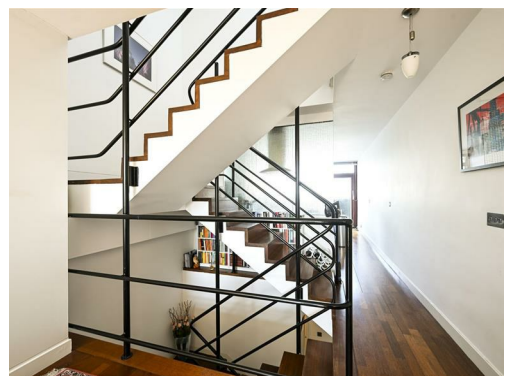
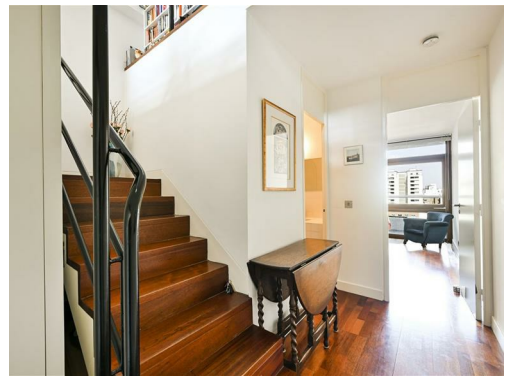
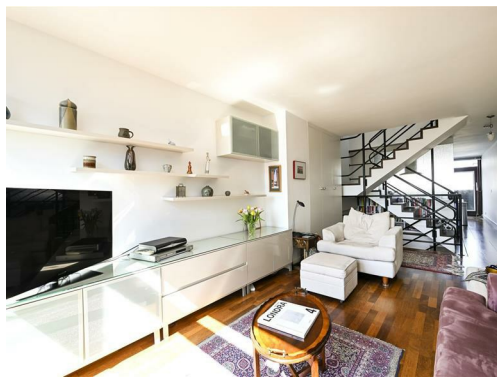
The upper level is particularly striking, featuring a seventh-floor room with a distinctive barrel-vaulted ceiling. This space includes a fitted shower room, a dedicated study area, and stairs leading to a mezzanine bedroom. A door opens onto the south-facing private roof terrace—perfect for entertaining or relaxing.

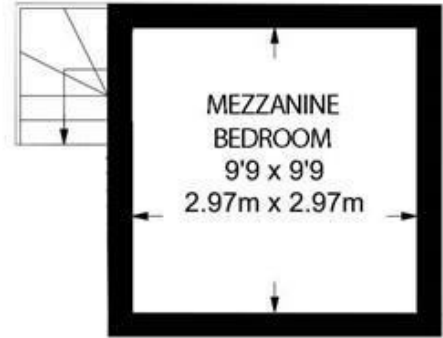
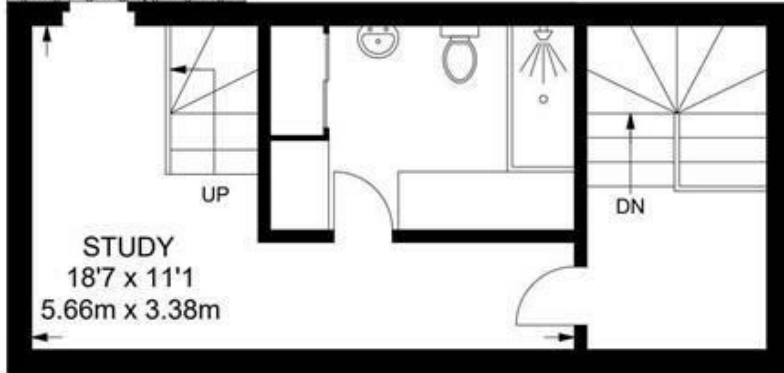
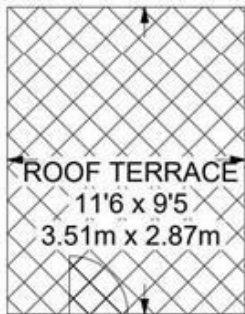
Ideally located, the apartment is within easy reach of Barbican, Moorgate, St. Paul's and Liverpool Street underground stations, Farringdon and Moorgate ELIZABETH LINE stations and Farringdon Thameslink station, offering excellent transport links across London.

Residents benefit from close proximity to local amenities including Waitrose, Marks & Spencer, and Tesco. Cultural and leisure attractions such as St Paul's Cathedral, Tate Modern, the South Bank, and One New Change are all within walking distance.

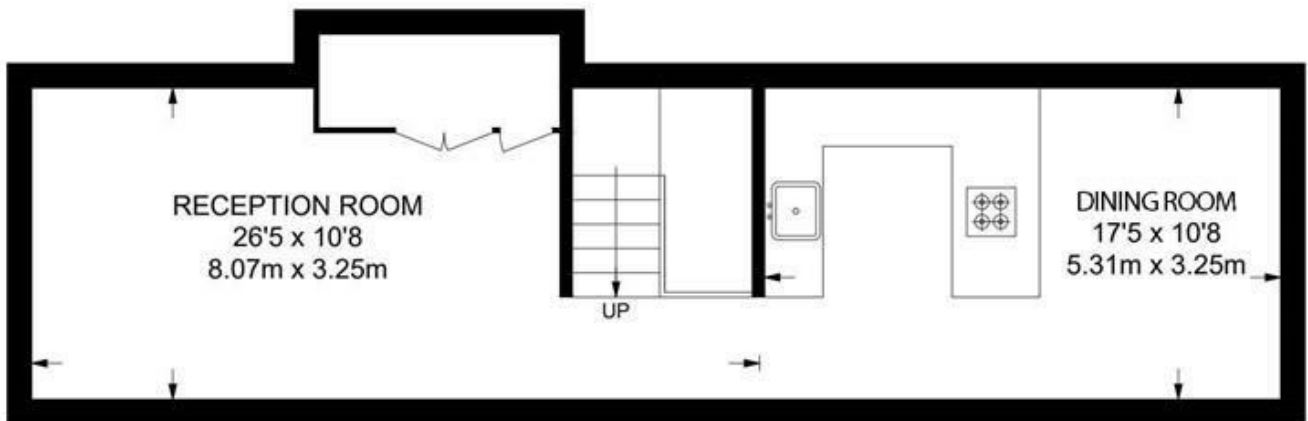
The Barbican Estate includes the renowned Barbican Arts Centre - offering theatres, a concert hall, cinemas, galleries, restaurants and a library. Parking available by separate arrangement with the City of London.

Lease: Extended 170 years remaining Service Charge: £8235.00 per annum  
Council Tax Band F £1920.48

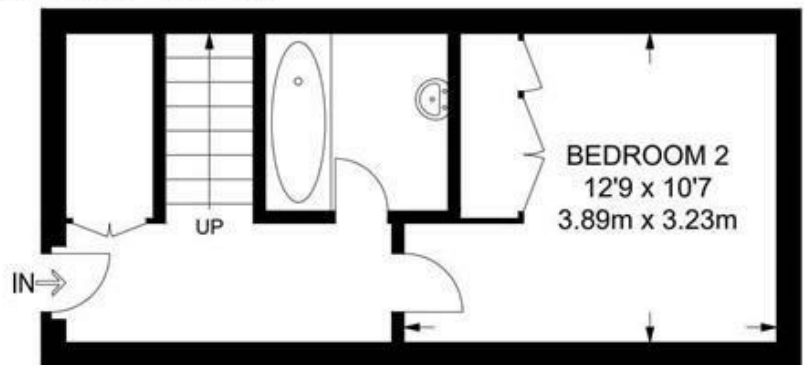




**SEVENTH FLOOR**  
382 SQ FT / 35.5 SQ M

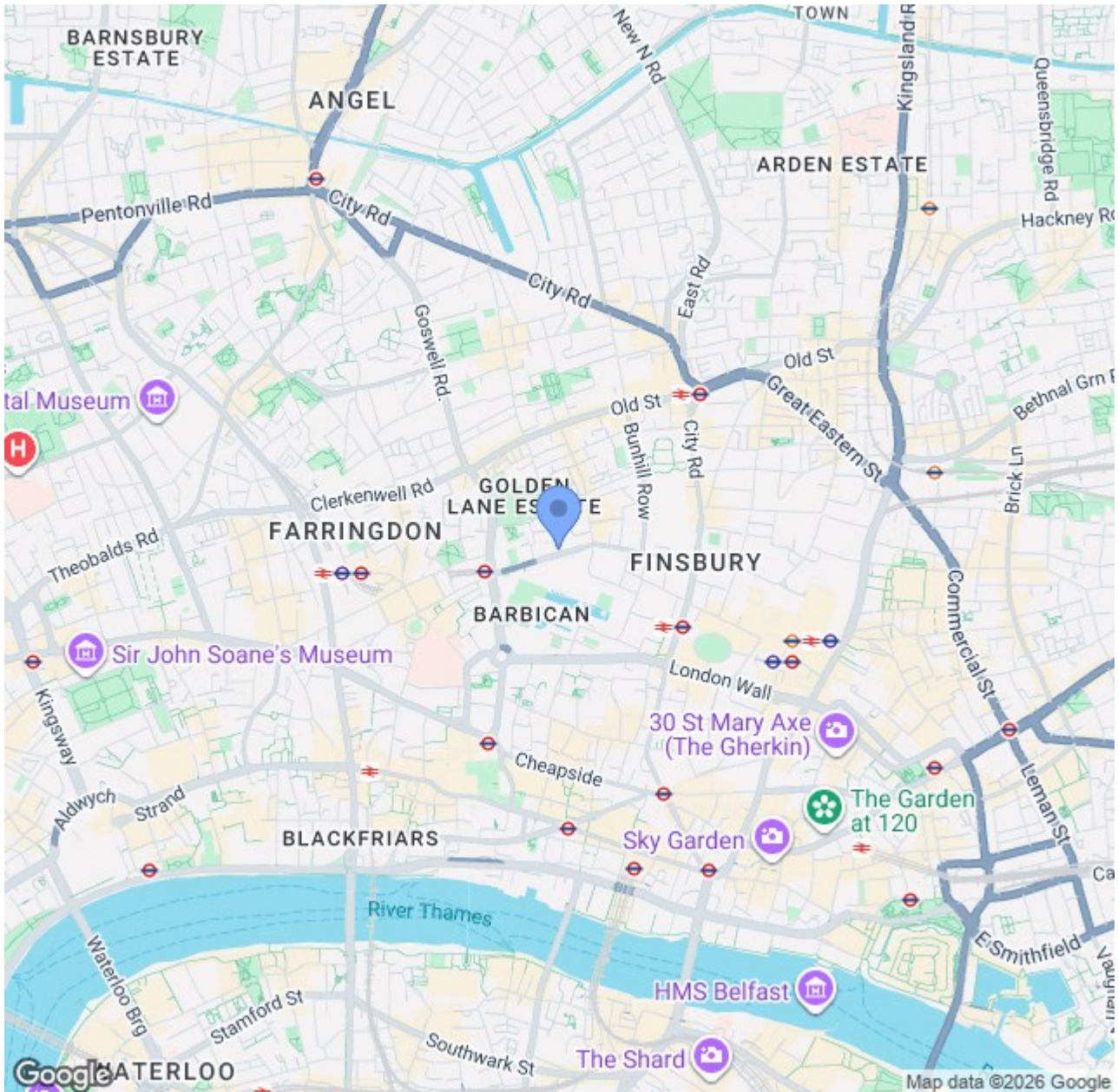


**SIXTH FLOOR**  
471 SQ FT / 43.7 SQ M



**FIFTH FLOOR**  
258 SQ FT / 24 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
1111 SQ FT / 103.2 SQ M



## CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	