



Speed House, Barbican, London, EC2Y 8AU

Asking Price £825,000

- Superb Garden Duplex Apartment
- All Original 1960's Grade II Listed Features
- Family Bathroom
- Mahogany Staircase Linking Floors
- One Very Large Bedroom With Garden Views
- South Facing
- Separate WC
- Both Bedroom & Reception Room Overlook the Gardens
- Gorgeous Residents Gardens Views
- Extended 172 Year Lease

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Superb rarely available Barbican Type 84 (one of only 9 on the Estate) Duplex One bed roomed SOUTH FACING apartment located on the garden side & garden levels of 01/02. Both the bedroom & reception room face South over the gardens. This apartment only faces the gardens and not over the rear of Speed House so not affected by the re-development of The Linklaters Building. This beautifully laid out duplex has a large reception room with picture window overlooking the Resident Gardens, a spiral mahogany staircase leading down to the a superb bedroom suite with inner hallway lobby with bathroom & WC, leading into a larger than average bedroom again with beautiful views overlooking the gardens. Residents have access to the pretty private gardens. The Barbican Estate is the finest achievement of architects Chamberlin, Powell & Bon. It was Grade II-listed in 2001 in recognition of its extraordinary contribution to London's urban landscape. The Grade II Listed Barbican Arts Centre offers three cinemas, a concert hall, two theatres, an art gallery, a library and several restaurants. The nearby Smithfield Market and Clerkenwell areas boasts some of the trendiest cafes, restaurants and clubs in London, including Smiths of Smithfield, St. John, Club Gascon, Le Café du Marche Restaurant. A range of shopping including an M&S Food Hall are less than 5 minutes walk away on Moorgate. In 2026 the Museum of London will open in Smithfield Market hoping to become one of London's top 5 tourist attractions. Close to several major transport hubs, Moorgate station is 4-minutes' walk away, for access to 4 tube lines and new Elizabeth Line services. National Rail services at Liverpool Street, DLR services at Bank, Thameslink services at Farringdon and a total of eight tube line services are within easy walking distance. Ground Rent £0 Service Charge £5556.95 to include underfloor Heating (£1337.25 this year non annually recurring items)



Council Tax Band: F







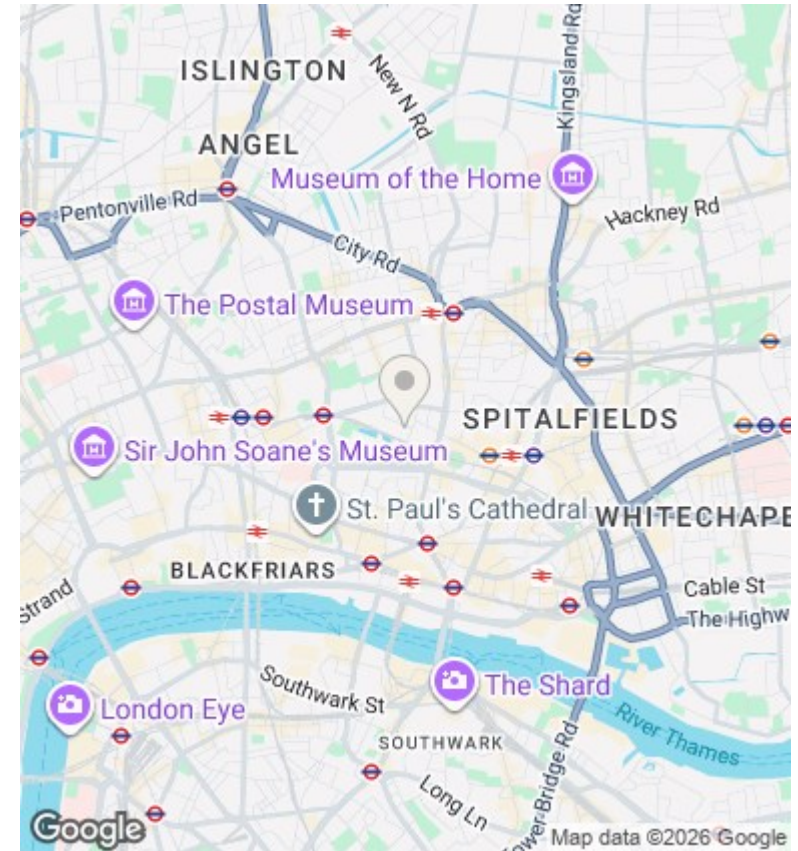


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Approximate Area = 767 sq ft / 71.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2025. Produced for Hamilton Brooks. REF: 1309669



Directions

Viewings

Viewings by arrangement only. Call 020 7606 8000 to make an appointment.

Council Tax Band

F

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