



ABERNETHY HOUSE, 47 BARTHOLOMEW CLOSE, BARBICAN, FARRINGDON, LONDON, EC1A 7BD

Guide Price £1,600,000 - Leasehold





Stunning views over the Grade 1 listed St Bartholomew The Great Church • Set behind a character façade • Completed in summer 2018 • 24 hour concierge service, resident's cinema and lounge • Private balcony

• EPC Rating = B

• Council Tax = G

### Description

A truly stunning 2 bedroom, 2 bathroom apartment set behind the original red-brick façade of Abernethy House in Barts Square. Situated on the first floor, the apartment measures in excess of 1000sq ft and is immaculately presented throughout. There are two generous double bedrooms with fitted wardrobes and the master also benefits from an en suite shower room and a private south-east facing balcony. There's an additional bathroom with a separate shower, plentiful hallway storage and a contemporary open plan kitchen and reception room with high ceilings and a large bay window. Throughout the apartment the interior features warm French grey and deep grey lacquers, an old white specialist plaster wall finish set against oak in contrasting tones, carrara marble, stainless steel and light slate. One of only three of this type of apartment in the development, the reception room offers direct views over the Grade I listed Saint Bartholomew The Great Church. Residents of Barts Square have exclusive use of a range of on-site facilities, including but not limited to five star twenty four hour concierge service, private meeting room, a resident's cinema and a resident's lounge overlooking the communal gardens. Keeping part of the original redbrick façade on Bartholomew Close, the Abernethy House exterior has textured brick and a setback industrial roof, which maintains the traditional warehouse feel. As this was one of the most sought after units in the developments release, early viewing is recommended.

### Location

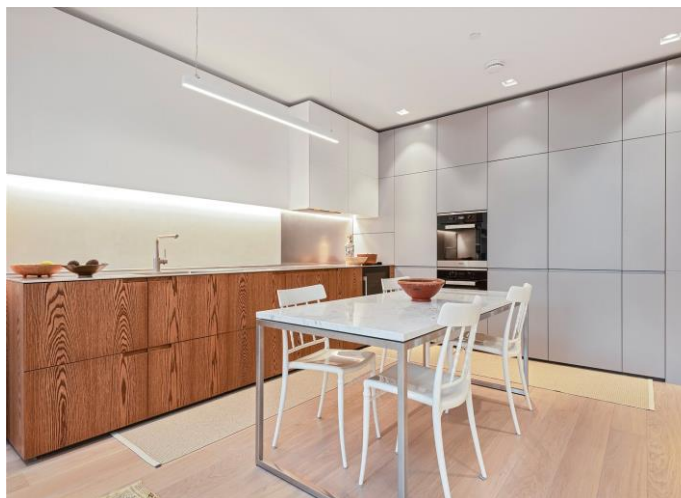
Barts Square is a new development situated short walk from the heart of the City. It sits on a long-established route between the Smithfield Conservation Area and St Paul's, linking London's historic heart with its financial centre. Barbican and St. Paul's stations are both within easy reach and the apartment is also situated just a couple of minutes' walk from the entrance to Farringdon station, where the Elizabeth line be running from in 2019.

### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

### Viewing

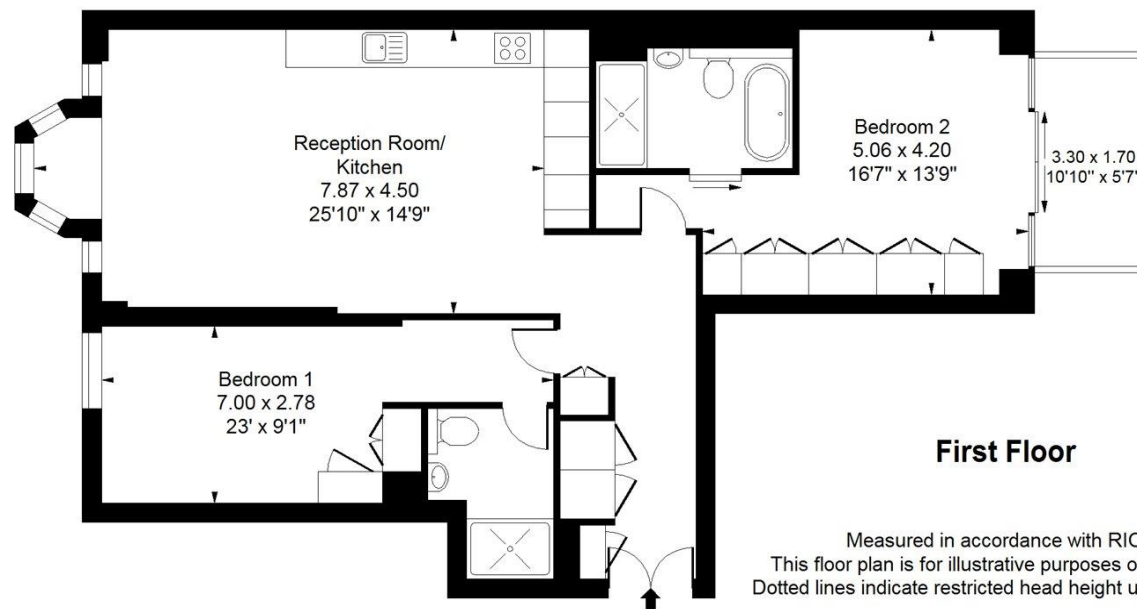
Strictly by appointment with Savills.







**Abernethy House,  
Bartholomew Close, EC1A**  
Approximate Gross Internal Area = 1018 sq ft / 94.57 sqm





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	88
(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		
England, Scotland & Wales		EU Directive 2002/91/EC