



Clarendon Court, The Denizen, Golden Lane, Barbican, EC1Y

Asking price **£975,000** | Leasehold



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-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Cinema Room
-  Local Amenities
-  24-Hour Concierge
-  0.3 MI Barbican

This is a well-proportioned, light two bedroom, two bathroom apartment with a balcony in The Denizen, a prime London location development, a stroll from the Barbican and the City of London.

Features a spacious open plan stylish living/dining/kitchen area, floor to ceiling glazing, wooden flooring, generous modern bedroom with en-suite, master with built-in storage, stylish bathroom with smart fixtures and fittings, large balcony.

Residents have access to 24-hour concierge,

residents' lounge, cinema and games room. The nearest station is Barbican, 5-min walk away. Also nearby are Moorgate (12 min) and Farringdon Crossrail (12 min).

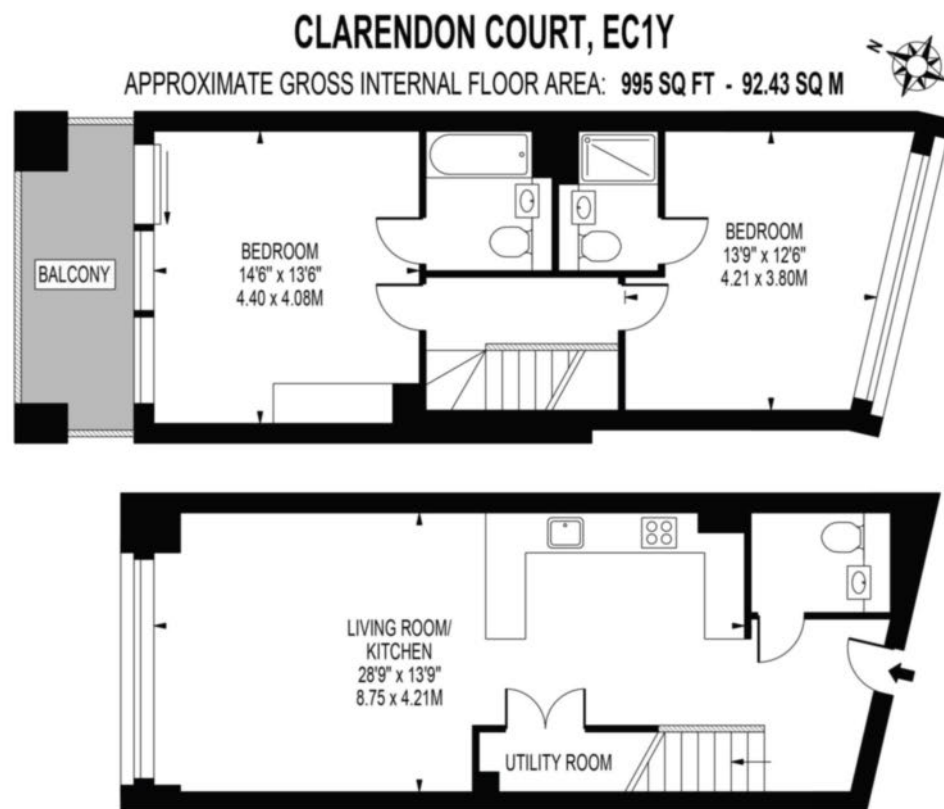
The Denizen is a boutique London development in prime location located moments away from both, Barbican and Moorgate stations. The development offers a truly prime Central London location nearby the iconic Barbican Estate and a short walk away from the very heart of the City.

Tenure:	Leasehold (145 years remaining)	Local Authority:	City of London
Ground Rent:	£750 p.a.	Council Tax Band:	F
Service Charge:	£7,634 p.a.	EPC:	B



Floorplan

995 sq ft | 92.43 sq m



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

City & Aldgate

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property 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 and should not be relied upon.

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