

London EC2

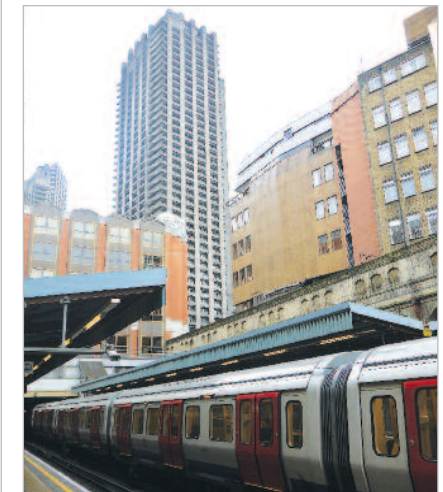
31 Lauderdale Tower, Barbican EC2Y 8BY

- **A Leasehold Well Located Self-Contained Purpose Built Third Floor Flat**
- Providing Four Bedroom Accommodation and Full Length West Facing Balcony
- **GIA Approximately 110.52 sq m (1,190 sq ft)**
- Situated within the Grade II Listed Barbican Estate

Vacant Possession

**BY ORDER OF THE BARTS
HEALTH NHS TRUST**

Barts Health **NHS**
NHS Trust



To View

The property will be open for viewing every Thursday and Saturday before the Auction between 12.30 – 1.00 p.m. and Tuesday 10th February between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Bevan Brittan (Ref: Mr I Caplan).
Tel: 0870 194 7738.
Email: ian.caplan@bevanbrittan.com

VACANT – Leasehold Flat

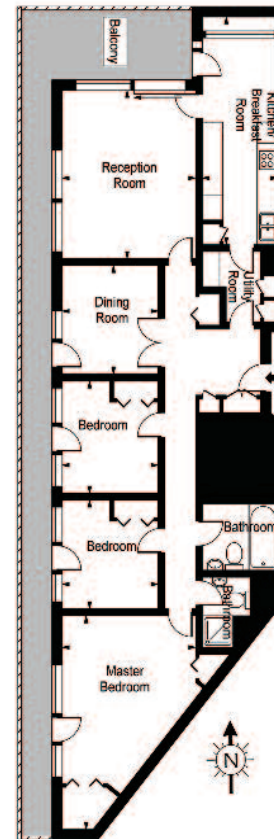


Tenure

Leasehold. The property is held on a lease for a term from 1st July 1981 and expiring 1st July 2106 (thus having approximately 91 years unexpired) at a current ground rent of £10 per annum.

Location

Lauderdale Tower is situated on the east side of Aldersgate Street (A1) and at the western edge of the 40 acre Barbican Estate which was designed by architects Chamberlin, Powell & Bon and officially opened in 1969 (Lauderdale Tower was completed in 1974). The Estate was Grade II Listed in 2001 as a site of special architectural interest for its scale, its cohesion and the ambition of the project and is a prominent example of British brutalist architecture. The surrounding areas of Farringdon and West Smithfield have seen much recent regeneration and are now home to many media, digital and creative companies and also those operating in the legal, professional and finance industries. The Barbican Estate is served by its own Underground Station (Circle, Metropolitan and Hammersmith & City Lines) and will also link directly to the eastern ticket hall of the new Crossrail Station at Farringdon via the existing station platforms. On completion in 2018, Farringdon Station will be a vital interchange between the North-South Thameslink service and the East-West Crossrail service and over 140 trains per hour will travel through the station. Crossrail will give direct access to Canary Wharf in 9 minutes and Bond Street in 3 minutes.



The property also lies within easy reach of St Paul's Cathedral, The River Thames, the various attractions of The South Bank and the New Change Shopping Complex which houses both Jamie Oliver and Gordon Ramsey Restaurants. The Barbican Arts Centre, the Guildhall School of Music and Drama, the Barbican Public Library and the City of London School for Girls are also close at hand.

Description

The property comprises a self-contained third floor flat situated within a purpose built tower block. The property has a linear layout, is west facing and benefits from a covered balcony/terrace running the entire length of the flat. Every room has floor to ceiling windows to make the most of the light and the property further benefits from under floor heating. All residents have access to communal gardens throughout the development and there is 24 hour portage at the block as well as several passenger lifts. Car parking spaces are also available to residents by separate negotiation and at an additional cost from The City of London on a first come, first served basis.

Accommodation

Reception Room, Four Bedrooms, Kitchen/Breakfast Room, Bathroom with WC and wash basin, Shower Room with WC and wash basin

The property extends to approximately (GIA) 110.52 sq m (1,190 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allcop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.