



## BRIDGEWATER SQUARE, EC2Y

### 2 BED APARTMENT BARBICAN

**£675,000**  
LEASEHOLD

A stunning brand new, never-before-occupied two double bedroom, two bathroom apartment, ideally positioned on the first floor of the highly sought-after Bridgewater Square development, nestled in the heart of the City of London.

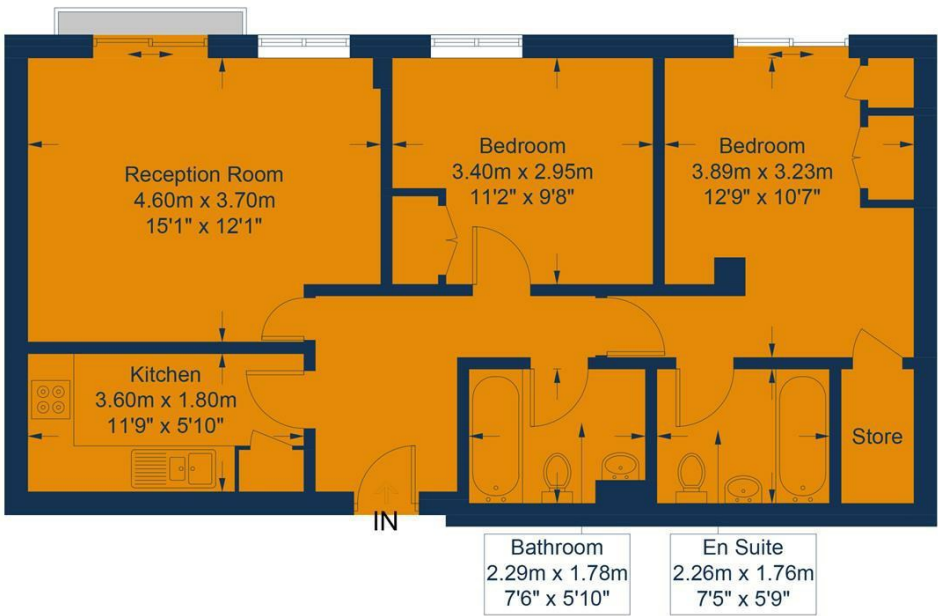
Beautifully presented throughout, this exceptional home offers bright and spacious accommodation with a thoughtfully designed layout. The generous reception room provides an excellent space for both relaxing and entertaining, enhanced by a Juliet balcony enjoying an attractive open outlook and an abundance of natural light.

The principal bedroom benefits from fitted wardrobes, a stylish en-suite bathroom, and its own Juliet balcony, creating a bright and tranquil retreat. The second double bedroom is equally well-proportioned and is served by a contemporary family bathroom. A separate fitted kitchen completes the accommodation,

**Hemmingfords**

Cobalt Building, EC2Y

Approximate Gross Internal Area = 66.70 sq m / 717.95 sq ft

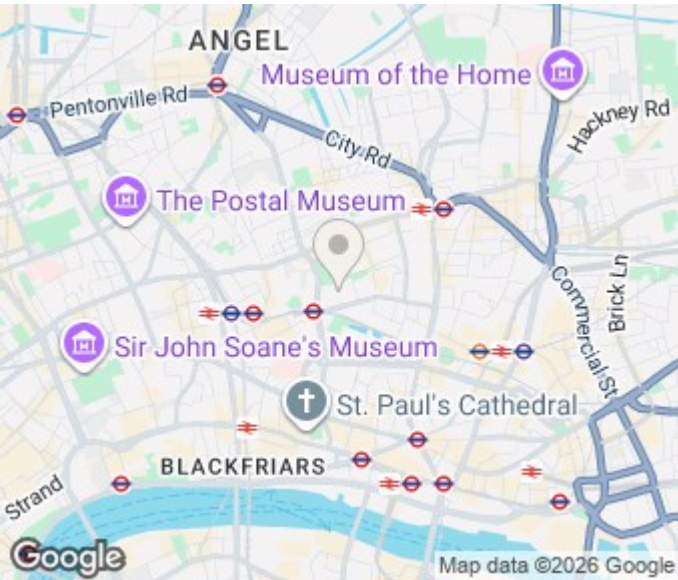


First Floor

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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 80        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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