

hotblack desiato

ESTATE AGENTS

CITY ROAD, EC1V 1AP

Offer In Excess Of
£450,000



A stylish, contemporary apartment situated on the first floor of this impressive apartment block which backs on to the canal at City Road Basin.

Also available to purchase on a 50% shared ownership basis, with Clarion Housing Association for £237,500

- First floor
- One bedroom
- Bathroom
- Open plan reception/kitchen
- Canalside block
- Leasehold (119 Years Remaining)
- Service Charge: £2,456 p/a
- Ground Rent: £250 p/a
- Council Tax: £2,005 (Band E)
- Approx. Sq Ft: 468 sq ft
- Rental Estimate: £415 p/w



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



hotdesksdesisto



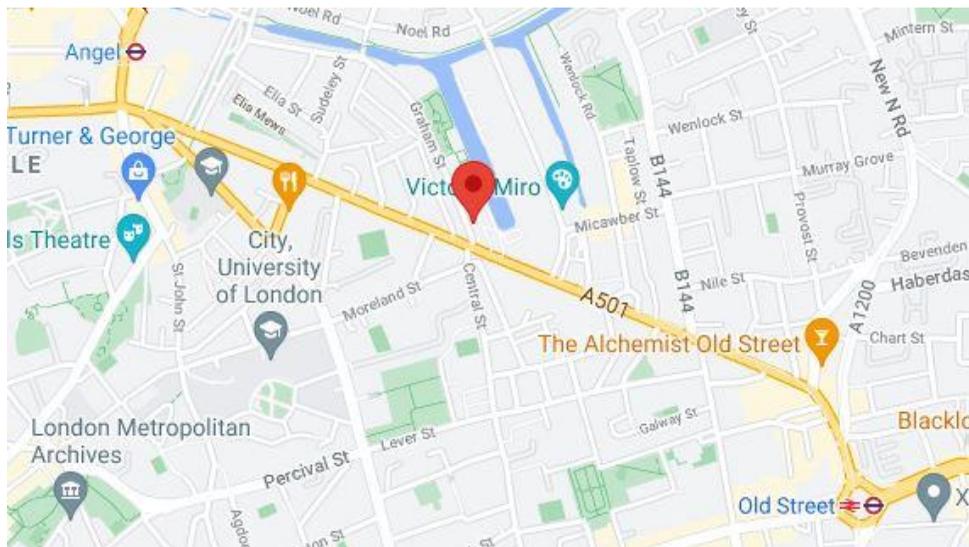
FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 468 sq. ft / 43.52 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

INSIDER'S GUIDE - a perspective from the present owner

When I first moved to Fable Apartments I felt incredibly lucky to be so close to the vibrant bustle of Angel and Old Street, but also a literal stone's throw from the canal - a unique pocket of quiet, thanks largely to a lack of traffic noise. Living here has been ideal for making the most of what London has to offer. A leisurely walk in any direction from the flat always takes me somewhere new and unique. Go East and you'll find the lively bars and markets of Shoreditch. Head North and you'll hit the ample amenities of Angel, whilst South will take you to the cultural hub of the Barbican and beyond. I loved getting to know my neighbours in the block and will miss the community and many cafes, restaurants and pockets of green space on the doorstep.



TRANSPORT LINKS

Angel station (Northern Line) is approx. 0.5 miles away.

Old Street station (Great Northern) is approx. 0.5 miles away.

Essex Road station (Great Northern) is approx. 0.9 miles away.

Islington Office

314 Upper Street
London N1 2XQ

T 020 7226 0160

E Islington.sales@hotblack.co.uk

E Islington.lettings@hotblack.co.uk

Camden Office

67 Parkway
London NW1 7PP

T 020 7482 2894

E Camden.sales@hotblack.co.uk

E Camden.lettings@hotblack.co.uk

Highbury Office

2 Highbury Park
London N5 2AB

T 020 7288 9696

E Highbury.sales@hotblack.co.uk

E Highbury.lettings@hotblack.co.uk

WWW.HOTBLACKDESIATO.CO.UK

Hotblack Desiato Ltd wish to emphasise that:

- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.