



## ONE BEDROOM FLAT ON THE SECOND FLOOR

CHRONICLE TOWER, 261B CITY ROAD, ISLINGTON, LONDON, EC1V 1AJ

**Furnished, Part Furnished, Unfurnished, £600 per week** + £282 inc VAT tenancy paperwork fee and other charges apply.\*

**Available Now**



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CHRONICLE TOWER, 261B CITY ROAD,  
ISLINGTON, LONDON, EC1V 1AJ

**£600 per week Furnished, Part Furnished, Unfurnished**

- Brand new flat on the second floor • 1 bedroom, 1 bathroom • Great views • Residents' spa, pool, gym, steam & sauna • 24 hour concierge • Photos are illustrative • EPC Rating = C • Council Tax = H

## Description

This stunning one bedroom flat is set on the second floor of this impressive brand new development at the heart of City Road Basin.

The flat has good views of London. It is available furnished if required.

Chronicle Tower (marketed as The Lexicon) is a brand new development of one, two and three bedroom private flats moments from Angel Tube and Silicon Roundabout/Old Street.

The 36 storey tower which is the tallest in Islington was delivered by Skidmore Owings & Merrill who are the engineers behind the world's tallest building Dubai's Burj Khalifa.

Each apartment is finished to the highest standard with bespoke kitchens, ceramic tile floors, oak doors and stunning views. All apartments have access to the residents' spa, pool and gym as well as the steam and sauna rooms.

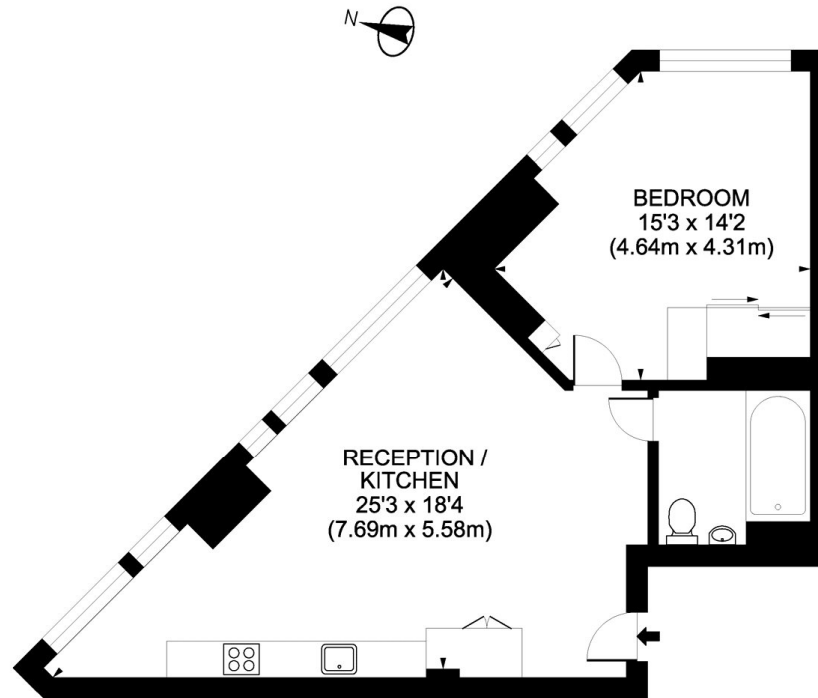
## Energy Performance

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

## Viewing

Strictly by appointment with Savills.





SECOND FLOOR

City Road, EC1V

Gross Internal Area 560 sq ft/52 sq metres

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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	



\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20160309GBXX

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## Islington Lettings

Lizzie Burgess

lburgess@savills.com

+44 (0) 20 7354 6709

[savills.co.uk](http://savills.co.uk)