



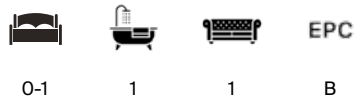
CANALETTO TOWER, CITY ROAD

London EC1



CANALETTO TOWER

Spacious studio apartment for sale in Canaletto Tower, Islington, EC1V



Local Authority: London Borough of Islington

Council Tax band: D

Tenure: Leasehold with approximately 982 years remaining

Ground rent: £450

Service charge: £5,500 per annum, reviewed every year, next review due 2027

Guide Price: £460,000

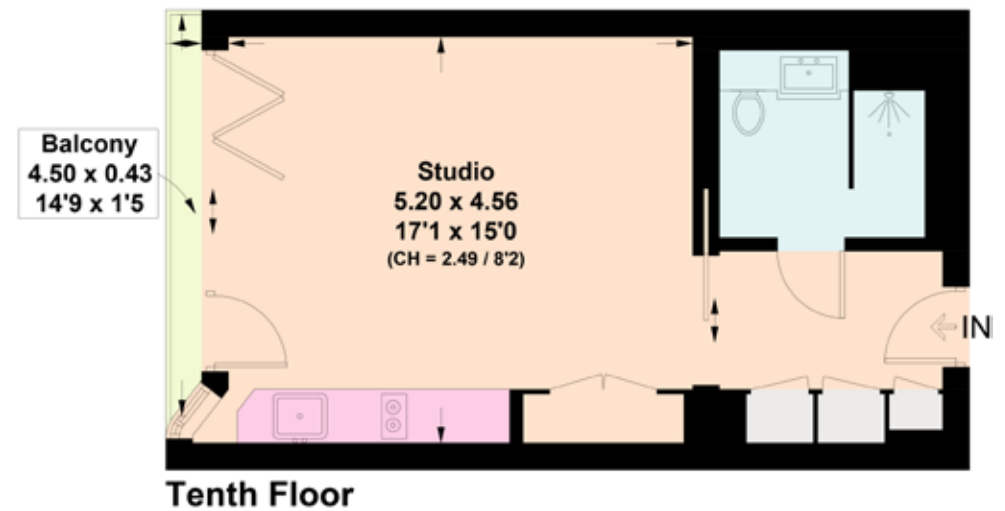
This 6 star residence of 28 floors offers first class amenities for the residents including 24h concierge, swimming pool, Jacuzzi, sauna, steam room, gym, lounge with a snooker table, cinema room, spa rooms and 24th floor residents bar with a lovely terrace. This Studio apartment offers a spacious living area, open plan kitchen and separate bathroom. Ideally located on the doorstep of the City and within easy reach of Islington's Upper Street, the nearest Underground station can be found at Old Street (Northern line - 0.5 miles). The fashionable shops, bars and restaurants of Shoreditch and Hoxton are a short distance away and City Road provides excellent bus links to the City, the West End and north to St Pancras International with high-speed rail connections to continental Europe.

*We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information, the service charge and ground rent charges about this property.



Canaletto Tower, EC1V

Approximate Floor Area = 37.2 sq m / 400 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1335845)

Approximate Gross Internal Area = 37.2 sq m / 400 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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