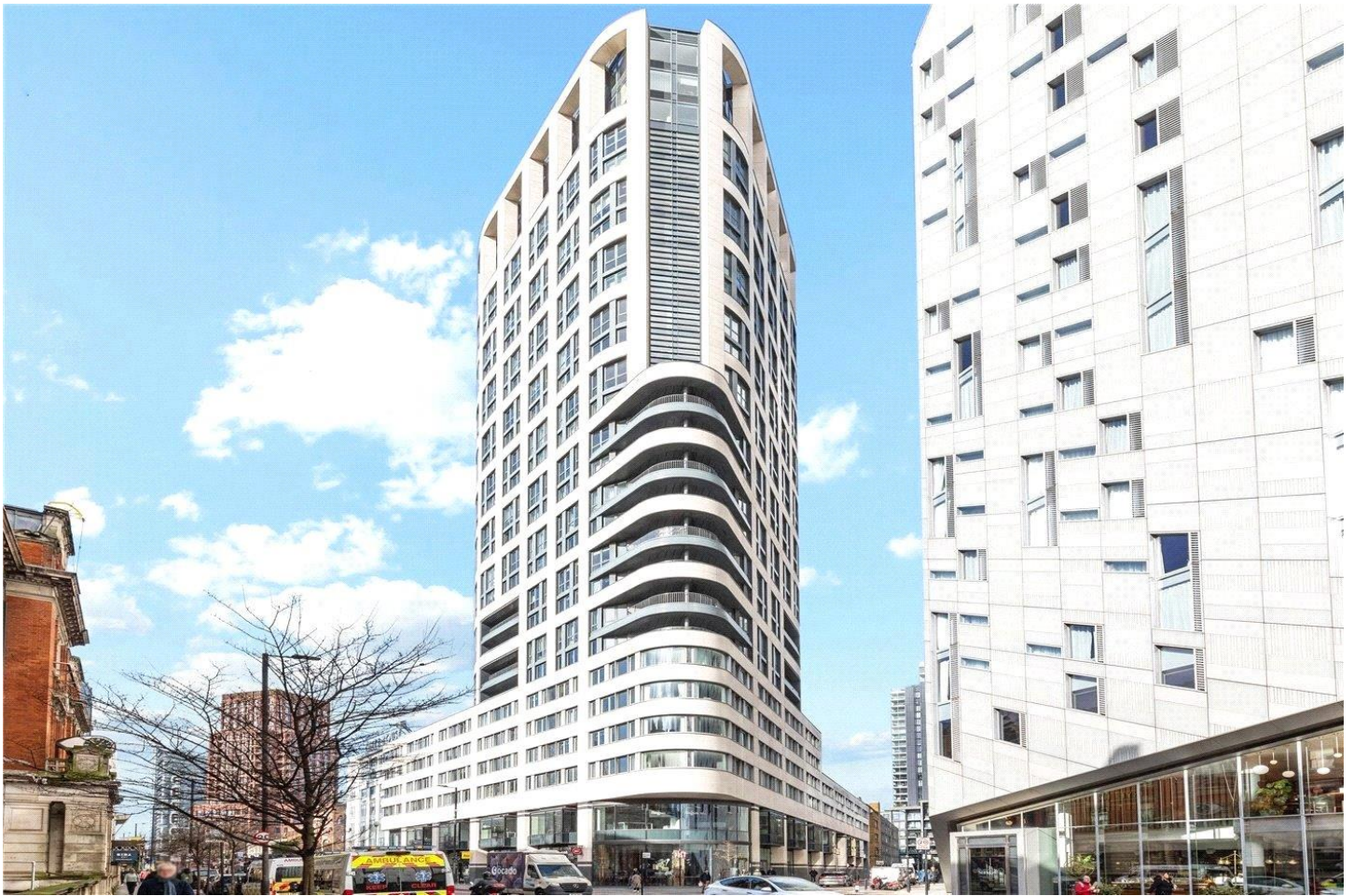


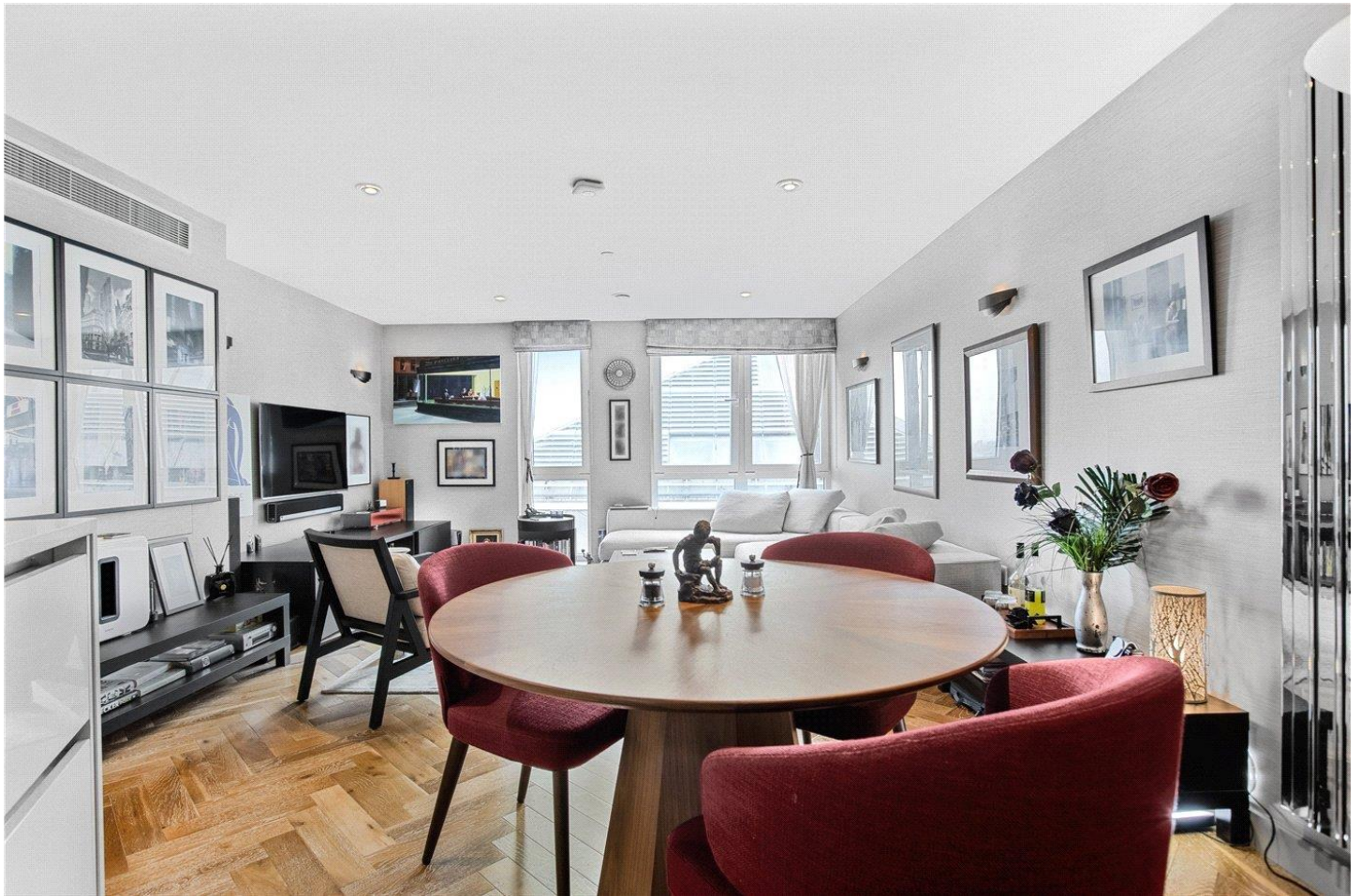


**EAGLE POINT, CITY ROAD, LONDON, EC1V
OFFERS IN EXCESS OF £800,000 LEASEHOLD**

**AN 884 SQ FT, TWO-BEDROOM, TWO-BATHROOM
APARTMENT LOCATED ON THE 17TH FLOOR IN THE
SOUGHT-AFTER EAGLE POINT DEVELOPMENT ON
CITY ROAD, EC1.**

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

The property offers approximately 920 sq. ft of living space and features two spacious bedrooms, both with full-length fitted wardrobes. All rooms benefit from floor to ceiling windows and central heating, while the living / dining area and master bedroom also offer comfort cooling. The modern fitted kitchen comes with integrated appliances and plenty of storage space.

The apartment has benefitted from significant improvements by the owner since construction. High-end decoration has been carried out throughout to a very high standard, including the installation of fitted roman blinds and curtains which add to the apartment's luxury feel. Ceiling lighting in the living / dining area has been upgraded to dimmable with the addition of dimmable wall lighting.

Residents of Eagle Point have access to a range of excellent facilities, including a gym, resistance swimming pool, sauna, steam room, private cinema and cycle storage. A 24-hour concierge service is on hand to assist residents and receive deliveries.

The location is exceptional, with the recently redeveloped Old Street Underground Station less than a five-minute walk away. Moorgate, Liverpool Street, the Elizabeth Line and London's financial district are around a 15-minute walk away, with the restaurants and bars of Upper Street, Islington just 20 minutes' walk away via Regent's Canal.

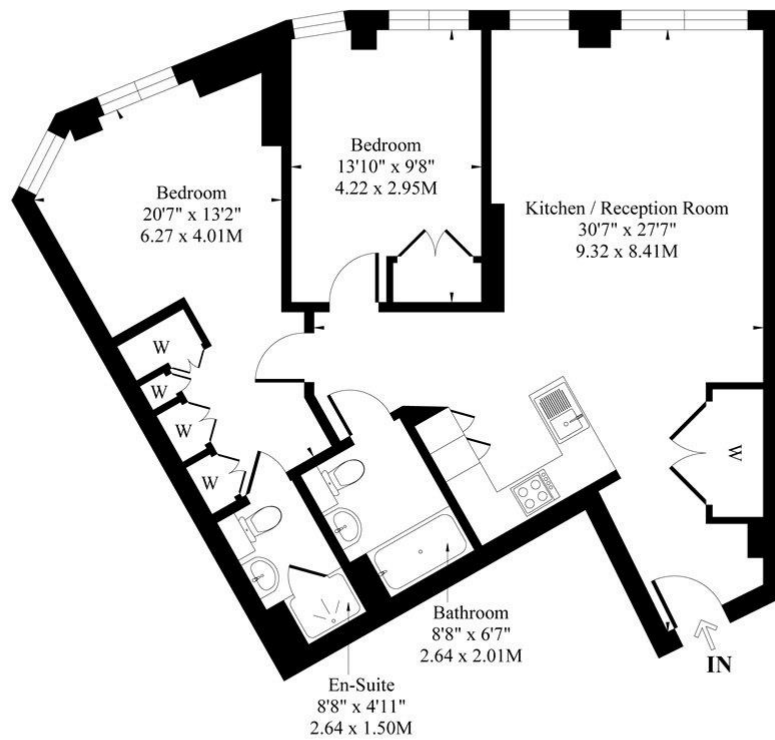
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Eagle Point EC1V



Seventeen Floor

Approx. Gross Internal Area: 884 Sq. Ft / 82.13 Sq. M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy however all measurements are approximate.
The floor plan is for illustrative purposes only and is not to scale.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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		

<https://www.winkworth.co.uk/sale/property/HIH260346>

Tenure: Leasehold

Term: 238 year and 0 months (Subject to change)

Service Charge: £7,730 per annum (approx.)

Ground Rent: £600 Annually (Subject to review)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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