

CITY ROAD, EC1

OFFERS IN EXCESS OF £750,000 LEASEHOLD

Winkworth







A stunningly presented, two-bedroom, two-bathroom apartment located on the 17th floor in the sought-after Eagle Point development on City Road, EC1.

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.

Leasehold, approximately 238 years remaining
Ground Rent: £600 per annum
Service Charge: approximately £7,200 per annum
Council Tax: Hackney, Band F

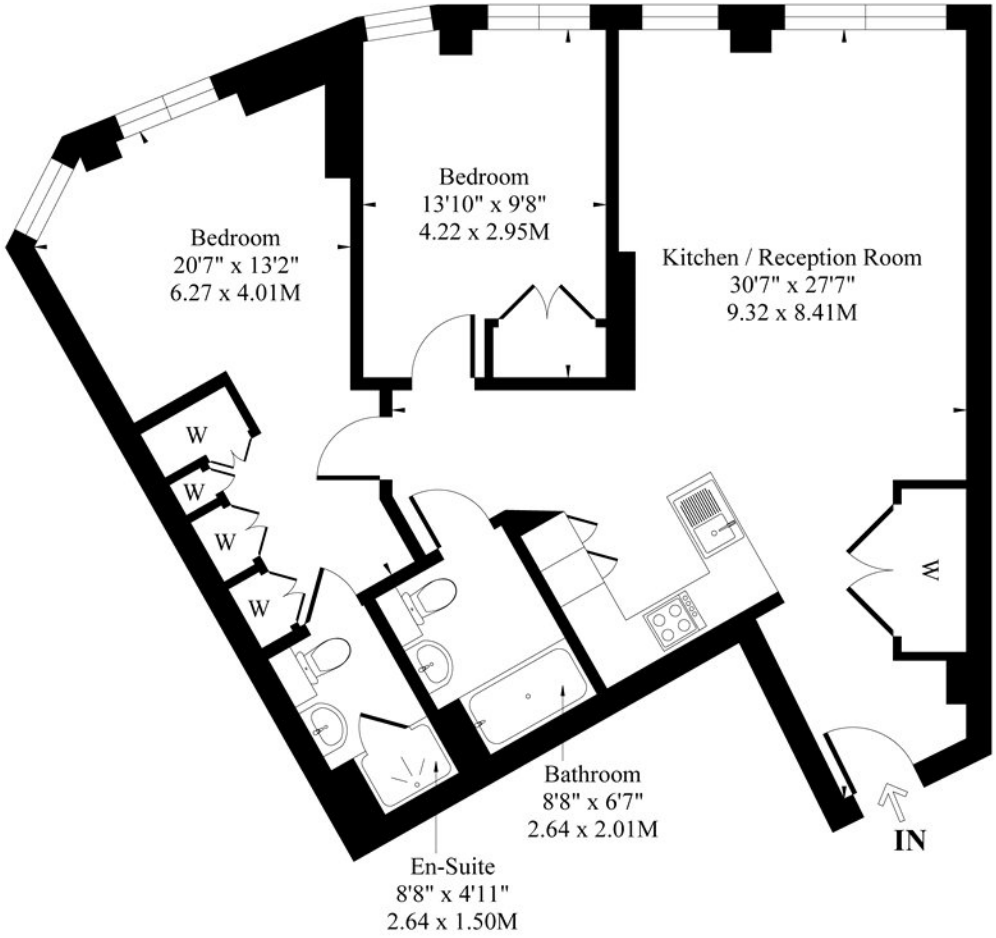








Eagle Point EC1V



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.

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