



FLAT 304, CANALETTO TOWER, CITY ROAD, LONDON, EC1V
£800,000 LEASEHOLD

**SET ON THE THIRD FLOOR IS THIS SPLENDID
TWO DOUBLE BEDROOM APARTMENT IN A
PRESTIGIOUS DEVELOPMENT.**

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DESCRIPTION:

A beautifully presented two-bedroom apartment extending to approximately 855 sq.ft., positioned within the iconic Canaletto Tower on City Road.

The apartment offers a generous open plan living, dining and kitchen space with a substantial kitchen island, floor to ceiling windows and access to a covered private balcony overlooking the City Road Basin. The principal bedroom enjoys fitted storage and a four-piece ensuite bathroom, while the second bedroom is well proportioned and served by a separate contemporary three piece bathroom.

Residents of Canaletto benefit from an exceptional collection of facilities including a 24-hour concierge, swimming pool, sauna, steam room, gymnasium, cinema room, residents' lounge with snooker table, spa treatment rooms and a residents' bar and terrace on the 24th floor.

The property has a valid EWS1 certificate with a B1 rating. Purchasers should note that this expires in April 2031.

Canaletto is a landmark development positioned on City Road beside Regent's Canal (0.1 miles), ideally located between Shoreditch (1.0 mile), Islington (0.8 miles) and Clerkenwell (0.6 miles).

Residents are also within reach of Shoreditch Park (0.5 miles), Upper Street (0.8 miles), Exmouth Market (0.9 miles), Columbia Road Flower Market (1.0 mile), Brick Lane (1.3 miles), Spitalfields Market (1.4 miles) and Liverpool Street (1.5 miles).

The property is exceptionally well connected with Old Street Station (0.4 miles), Angel Station (0.5 miles), Barbican Station (0.9 miles), Moorgate Station (0.8 miles) and King's Cross St Pancras (1.8 miles) all nearby, providing access to the Northern, Circle, Metropolitan, Hammersmith & City and Elizabeth lines, Thameslink services and National Rail connections.

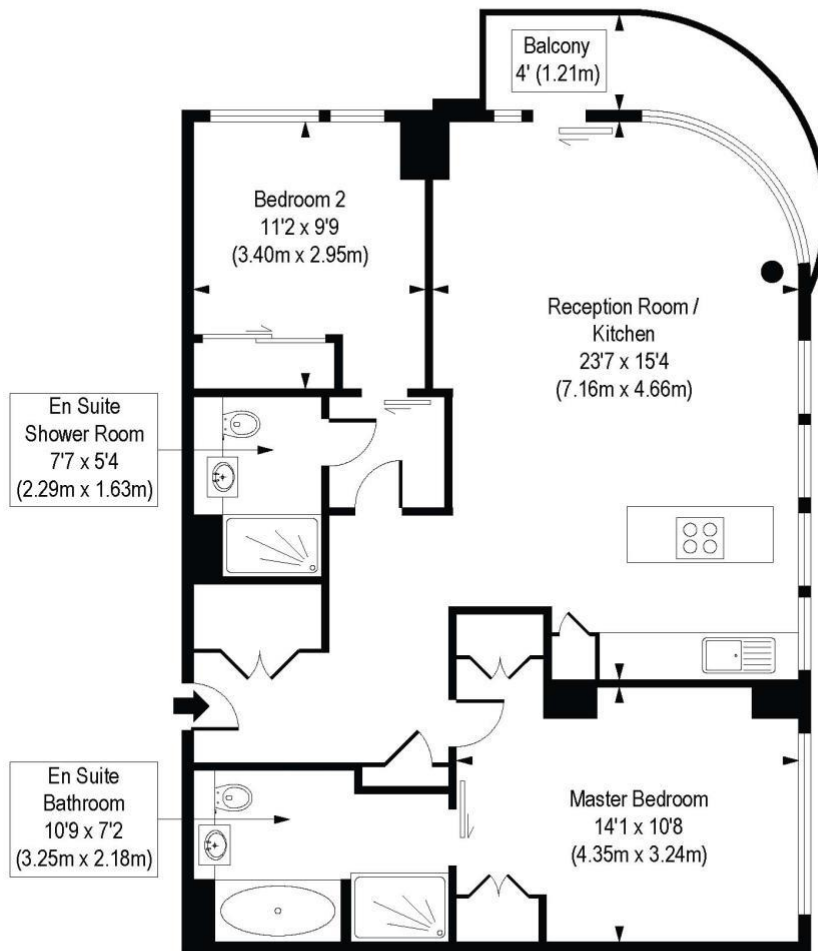
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Approx. Gross Internal Floor Area 855 sq. ft / 79.42 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE 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.

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		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL260449>

Tenure: Leasehold

Term: 983 year and 7 months (Subject to change)

Service Charge: £11,500 per annum (approx.)

Ground Rent: £750 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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