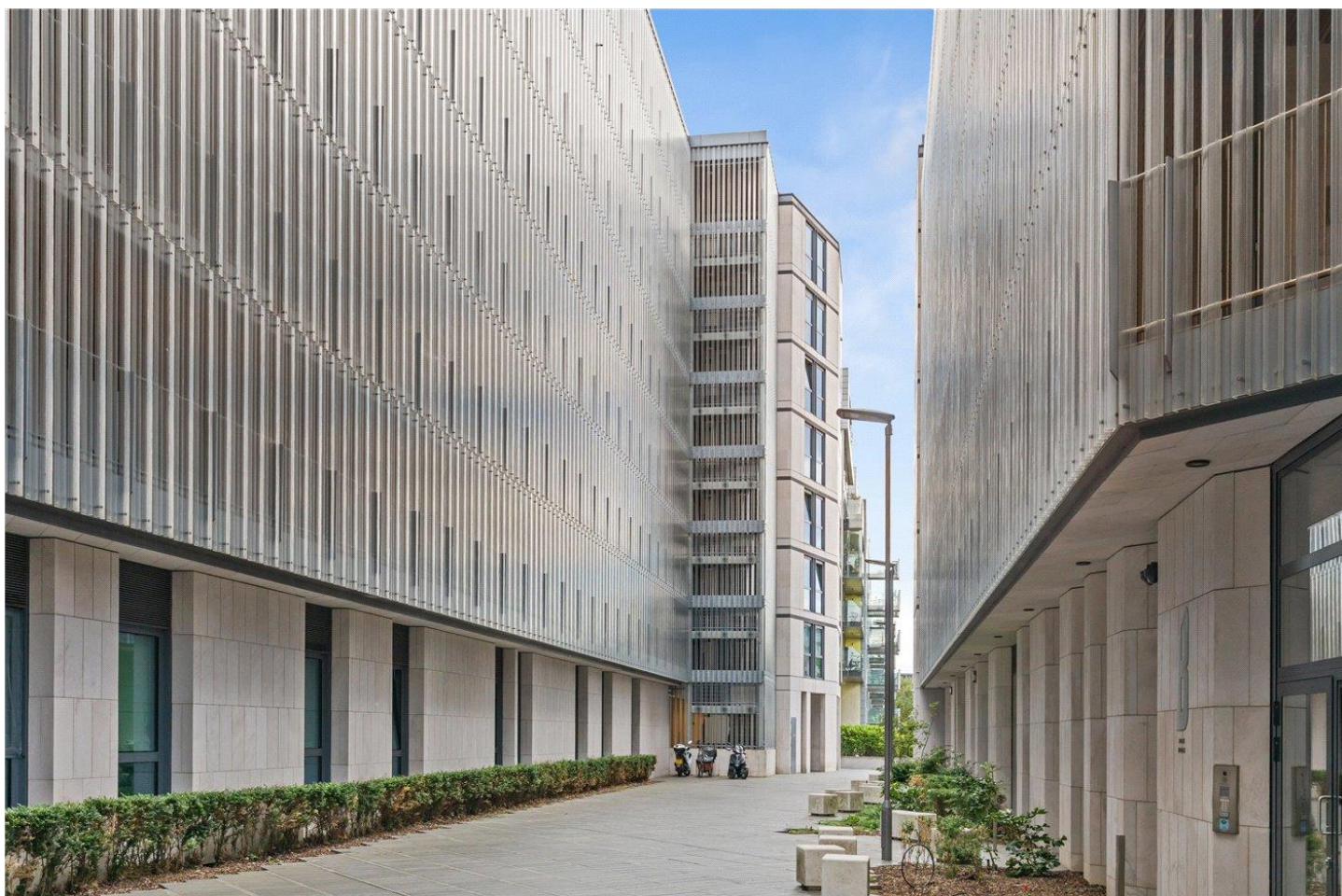




FABLE APARTMENTS 261C, CITY ROAD, LONDON, EC1V
£392,000 LEASEHOLD

A MODERN ONE BEDROOM APARTMENT 0.5 MILES TO ANGEL STATION AND NEXT TO THE REGENTS CANAL

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

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DESCRIPTION:

A wonderful, one bedroom apartment set across the third floor of this modern building in EC1V and only 0.5 miles to Angel Underground station.

Spanning 472 sq.ft., approx. the property is bright and well proportioned throughout with a tastefully decorated open plan living room/kitchen featuring floor to ceiling windows and inbuilt appliances.

The master bedroom is a genuine double and benefits from built in wardrobes. The property is completed with a family bathroom, plentiful storage, and lift access.

Fable Apartments is located equidistant between Upper Street and Old Street, the flat is perfectly set for the boutique shops and high street chains at Angel whilst also within easy reach for the bars and restaurants at Shoreditch and Hoxton. The closest underground links are facilitated at Angel and Old Street station, both of which offer the Northern line, whilst numerous bus routes also provide effortless access to Shoreditch, The City and West End.

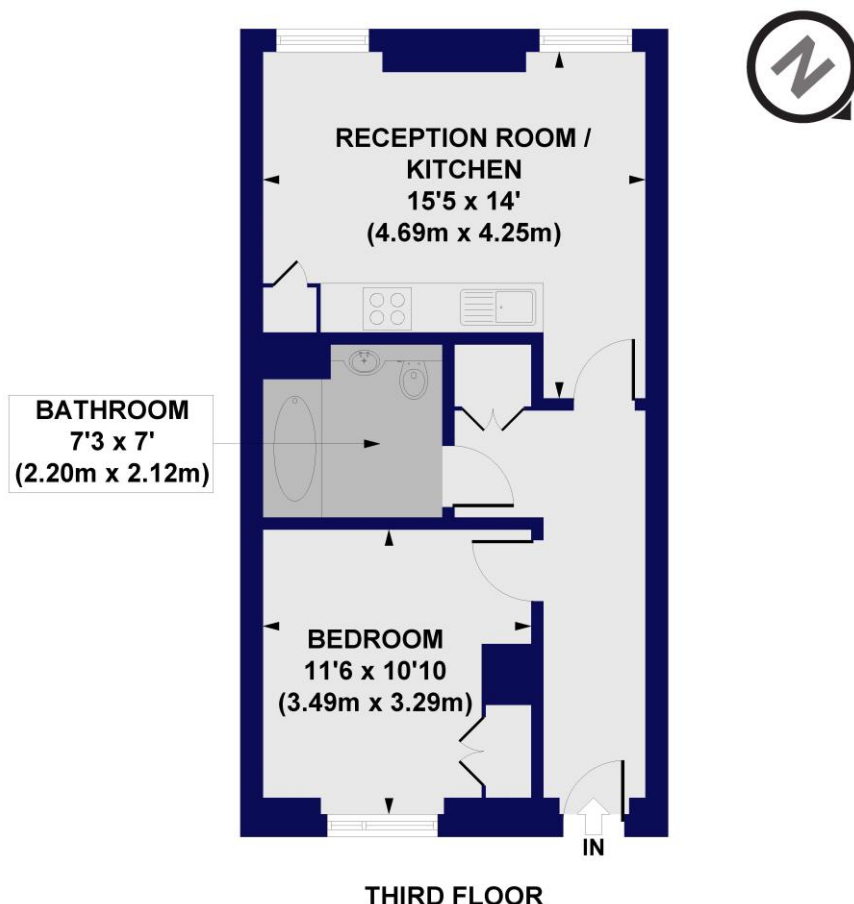
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Fable Apartments, City Road, EC1V
Approx. Gross Internal Floor Area 472 sq. ft / 43.85 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL240181>

Tenure: Leasehold

Term: 115 year and 1 months (Subject to change)

Service Charge: £3431 per annum (approx.)

Ground Rent: £250 Annually (Subject to review)

Council Tax Band: D

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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