

BOOK HOUSE 261A, CITY ROAD, LONDON, EC1V  
**£588,000 LEASEHOLD**

## AN ABSOLUTELY STUNNING ONE BEDROOM FLAT SET IN THIS WATERSIDE DEVELOPMENT

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## DESCRIPTION:

Set over the third floor of this fantastic waterside development is this immaculate modern one bed apartment. Spanning 516 sqft of internal space, the property is flooded with natural light throughout and boasts high quality fixtures and fittings. The open plan living/kitchen area has been finished with tiled flooring, with the kitchen offering integrated appliances. Bifold doors lead from the reception to a South-East facing balcony with waterside stunning views directly over the City Road Basin. The master bedroom is a generous size and includes inbuilt wardrobes. The property further benefits from a long lease and is offered to the market chain free.

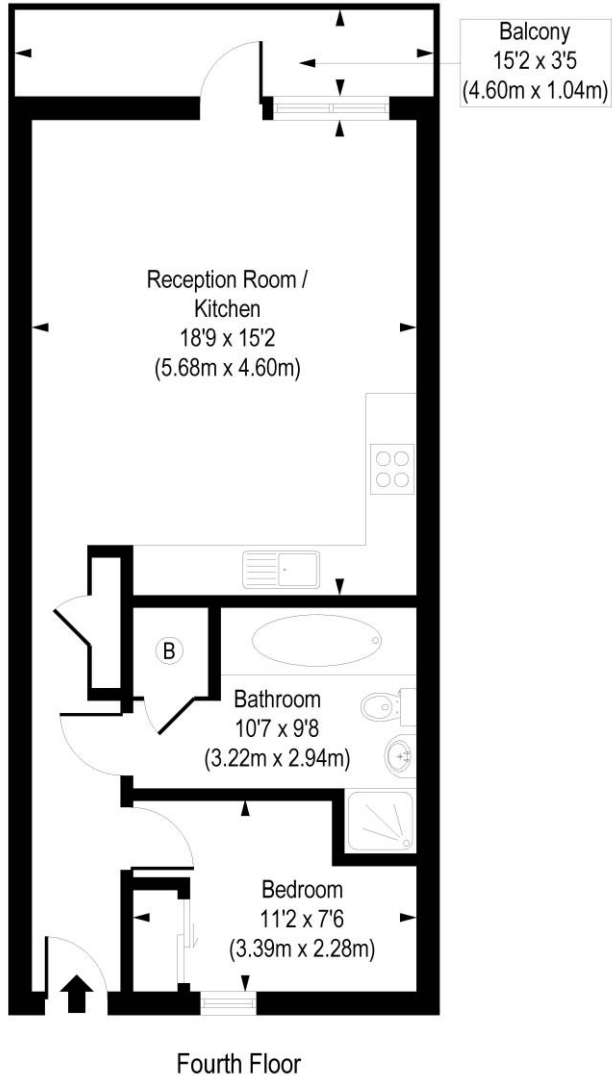
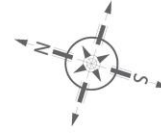
Book House is part of the Lexicon development and offers state of the art facilities including private residents spa, gym and pool. Located equidistant between Upper Street and Old Street, the flat is perfectly set for the boutique shops and high street chains at Angel whilst also within easy reach for 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.

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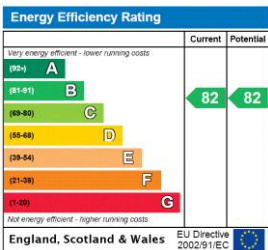
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Book House, City Road, EC1V  
 Approx. Gross Internal Floor Area 516 sq. ft / 47.93 sq. m



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.



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