FLAT 40, FABLE APARTMENTS 261C, CITY ROAD, LONDON, EC1V
£450,000 LEASEHOLD

A BRIGHT, ONE BEDROOM MODERN APARTMENT SITUATED ON NEXT TO THE REGENTS CANAL.

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DESCRIPTION:

A modern, one double bedroom apartment positioned across the first floor of this modern building in EC1V. Standing at 468 sqft, the property is bright and well proportioned throughout with a sizeable, open plan living room/kitchen featuring floor to ceiling windows. The master bedroom is a genuine double and is complete with built in wardrobes. The property is completed with a family bathroom and plentiful storage throughout.
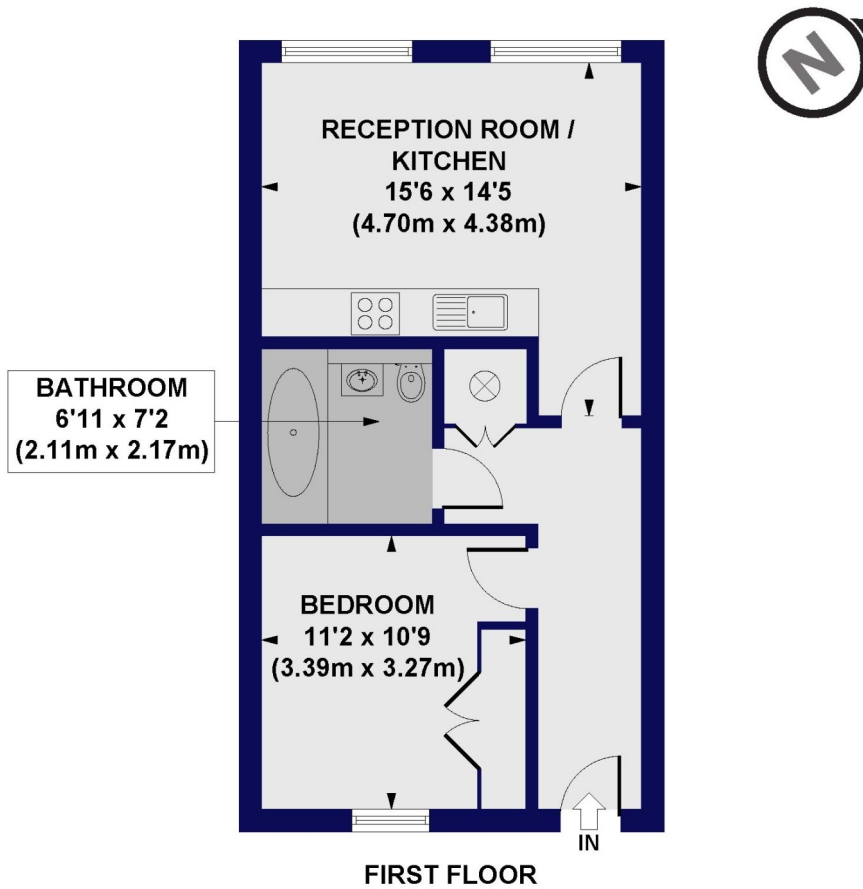
Fable Apartments is located equidistant between Upper Street and Old Street, the flat is perfectly set for the boutique shops and high street chains at Angel whilst also within easy reach for the bars and restaurants at Shoreditch and Hoxton. The closest underground links are facilitated at Angel and 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.
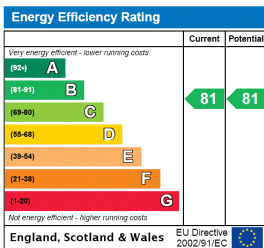
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Fable Apartments, City Road, EC1V

Approx. Gross Internal Floor Area 468 sq. ft / 43.52 sq. m

N

**RECEPTION ROOM /
KITCHEN**
15'6 x 14'5
(4.70m x 4.38m)

BATHROOM
6'11 x 7'2
(2.11m x 2.17m)

BEDROOM
11'2 x 10'9
(3.39m x 3.27m)

IN

FIRST FLOOR

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.

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