



FABLE APARTMENTS, CITY ROAD, LONDON, EC1V
£450,000 LEASEHOLD

A BRIGHT ONE DOUBLE BEDROOM APARTMENT MOMENTS FROM THE REGENTS CANAL

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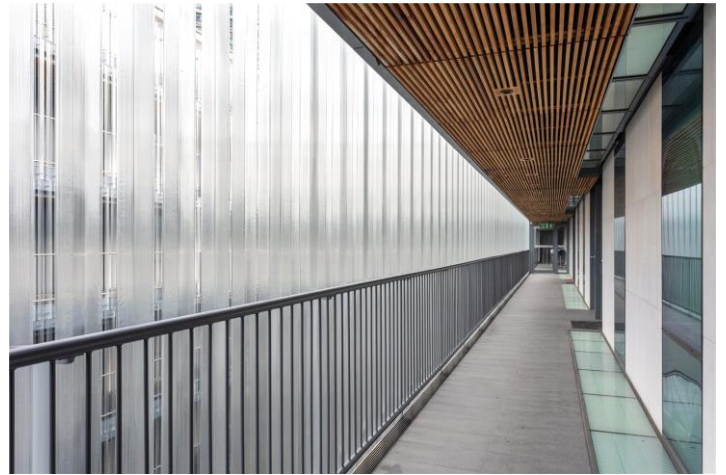


DESCRIPTION:

A beautiful, one double bedroom apartment positioned across the fifth floor of this modern building in EC1V. Standing at 452 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.

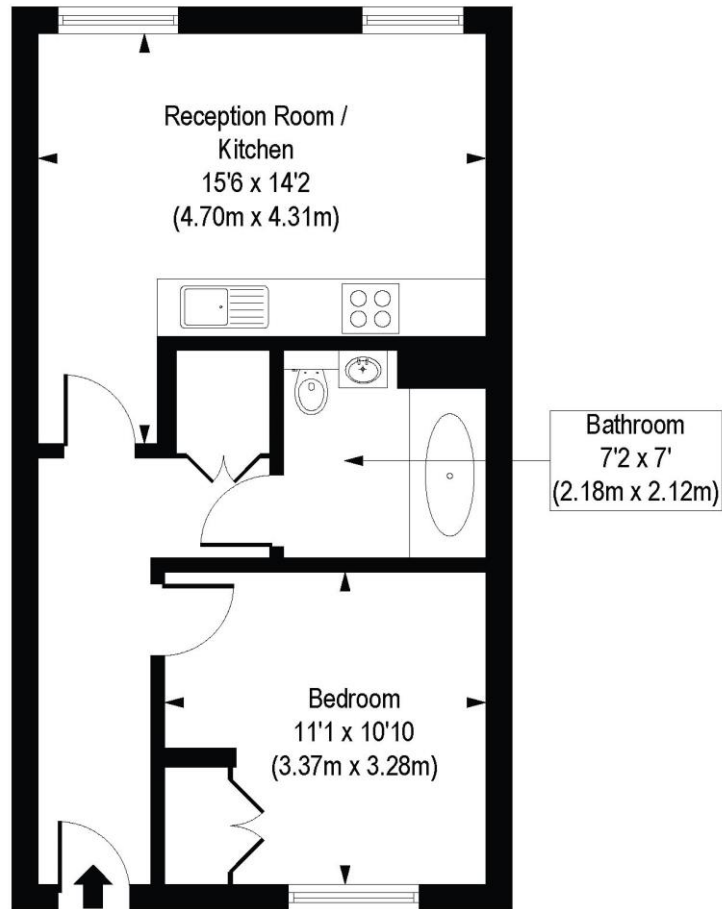
Fable Apartments is located equidistant between Upper Street and Old Street, the flat is perfectly set for the boutique shops and high street chains at Angel whilst also within easy reach for the bars and restaurants at Shoreditch and Hoxton. The closest underground links are facilitated at Angel and 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 452 sq. ft / 42.02 sq. m



Fifth 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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