



104-122 CITY ROAD, EC1V
£475,000 SHARE OF FREEHOLD

Winkworth



104-122 CITY ROAD, EC1V

Set on the top floor of the stunning Grade II listed Imperial Hall is this light and spacious one bedroom apartment.

The apartment has generous triple height ceilings, with large windows allowing excellent natural light throughout and offers exposed beams. Comprises a semi-open plan kitchen with a lounge, WC, double bedroom, an adjacent bathroom, the apartment further benefits from huge abundance of natural light through the fitted skylights above the bedroom.

Imperial Hall is a beautiful Grade II listed Victorian building that dominates Old Street roundabout. With a daytime concierge, two communal roof terraces and well-maintained communal areas this is one of the most desirable buildings in and around the Silicon Roundabout.

Clerkenwell is renowned for its Michelin starred restaurants, gastropubs and delicious street markets whilst Shoreditch offers a vibrant nightlife and is regarded as the creative hub of East London. The financial district is within easy walking distance to the south whilst the Barbican Centre, with its world-class cultural programme of cinema, music, theatre, talks and exhibitions, is a short stroll from the apartment. The closest transport links include Old Street (Northern line and Great Northern trains).

Leasehold: Approx. 979 years remaining with Share of Freehold

Service Charge: Approx. £4,400.00 p/a

Ground Rent: Approx. £1.00 p/a (review date TBC)

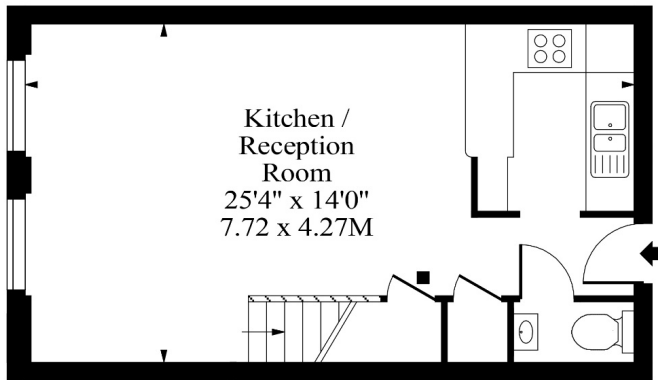
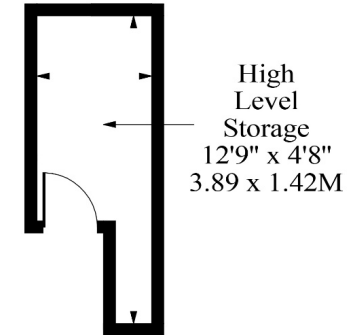
Council Tax Band: F



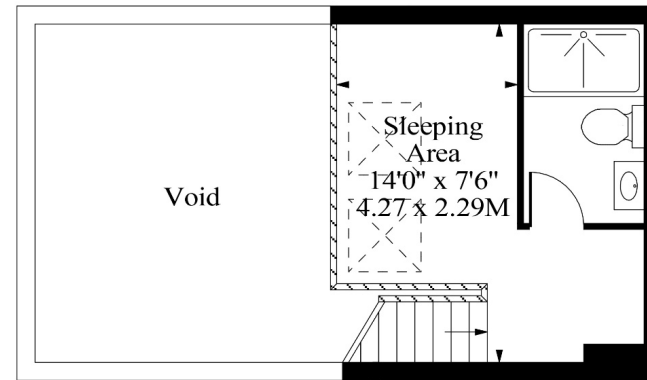




Imperial Hall, City Road, EC1V



Fourth Floor



Fifth Floor

Approx Gross Internal Area 570 Sq Ft - 52.95 Sq M
(Area Including High Level Storage)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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