

**FABLE APARTMENTS 261C, CITY ROAD, LONDON, EC1V
OFFERS IN EXCESS OF £450,000 LEASEHOLD**

A FANTASTIC ONE BEDROOM MODERN APARTMENT LOCATED 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. Spanning 472 sq.ft., 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.

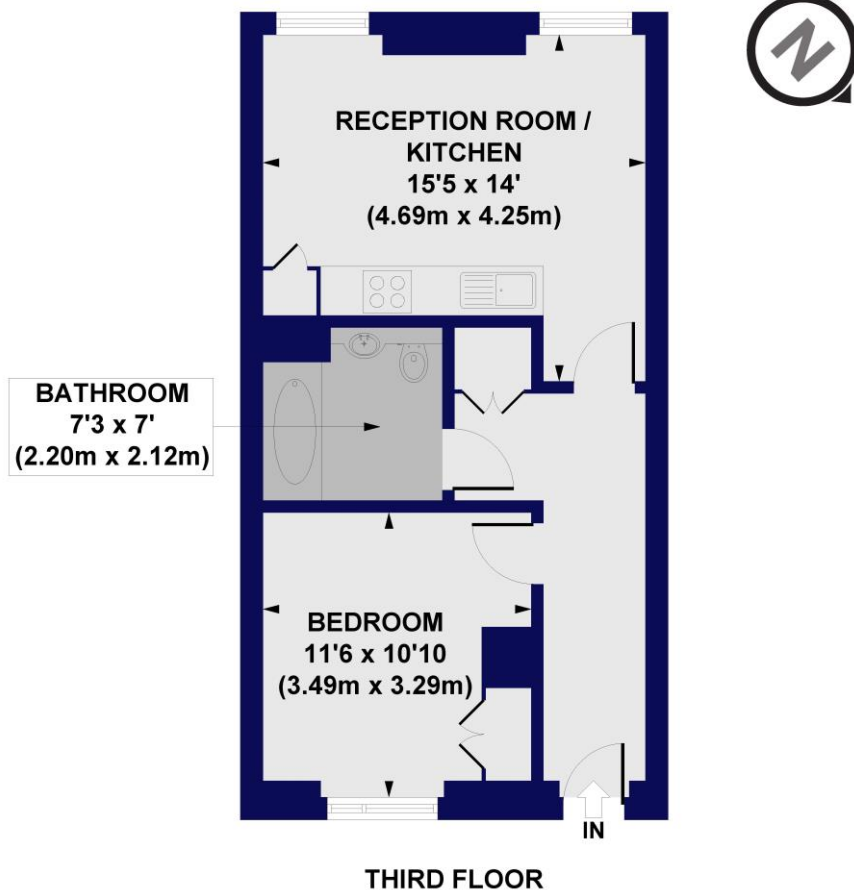
Fable Apartments is located equidistant between Upper Street and Old Street, the flat is perfectly set for the boutique shops and high street chains at Angel whilst also within easy reach for the bars and restaurants at Shoreditch and Hoxton. The closest underground links are facilitated at Angel and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

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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: 116 year and 0 months

Service Charge: £3431 per annum

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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See things differently

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