



ONE BEDROOM FLAT ON THE THIRTEENTH FLOOR.

CHRONICLE TOWER

261B CITY ROAD, ISLINGTON, LONDON, EC1V 1AJ

Unfurnished, £550 pw (£2,383.33 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



- 1 Bedrooms • 1 Bathrooms • 1 Receptions
- Brand new flat on the thirteenth floor • Great views • Residents spa, pool, gym, steam & sauna
- Photos are illustrative • EPC Rating = B • Council Tax = E

Situation

Chronicle Tower (marketed as The Lexicon) is a brand new development of one, two and three bedroom private flats moments from Angel Tube and Silicon Roundabout/Old Street.

Old Street is a street in Central and East London that runs west to east from Goswell Road in Clerkenwell, in the London Borough of Islington, to the crossroads where it meets Shoreditch High Street (south), Kingsland Road (north) and Hackney Road (east) in Shoreditch in the London Borough of Hackney.

Description

This stunning one bedroom flat is set on the thirteenth floor of this impressive brand new development at the heart of City Road Basin.

The 36 storey tower which is the tallest in Islington was delivered by Skidmore Owings & Merrill who are the engineers behind the world's tallest building Dubai's Burj Khalifa.

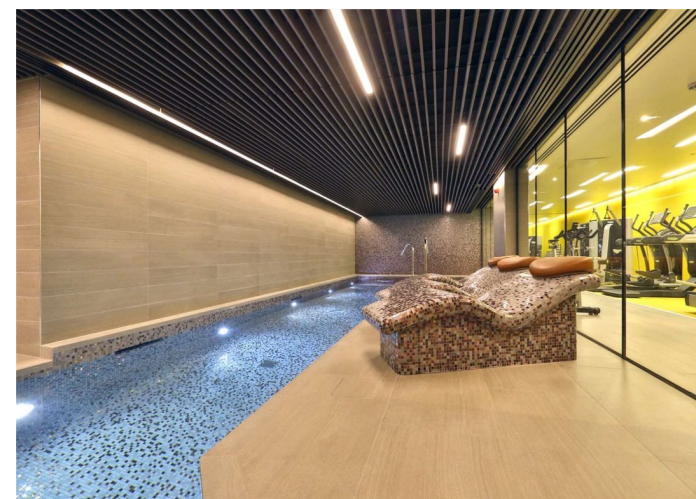
Each apartment is finished to the highest standard with bespoke kitchens, ceramic tile floors, oak doors and stunning views. All apartments have access to the residents' spa, pool and gym as well as the steam and sauna rooms.

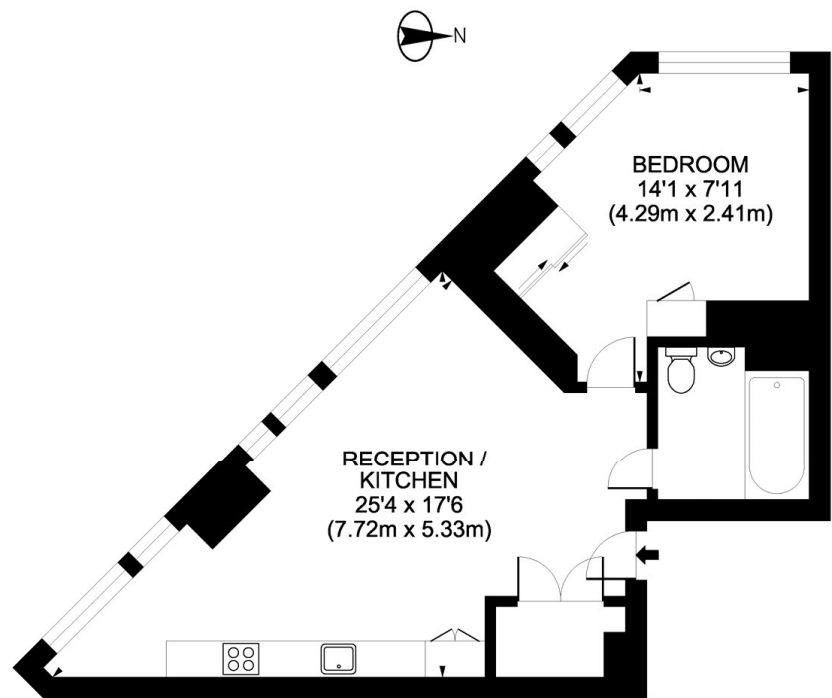
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





THIRTEENTH FLOOR

City Road, EC1V

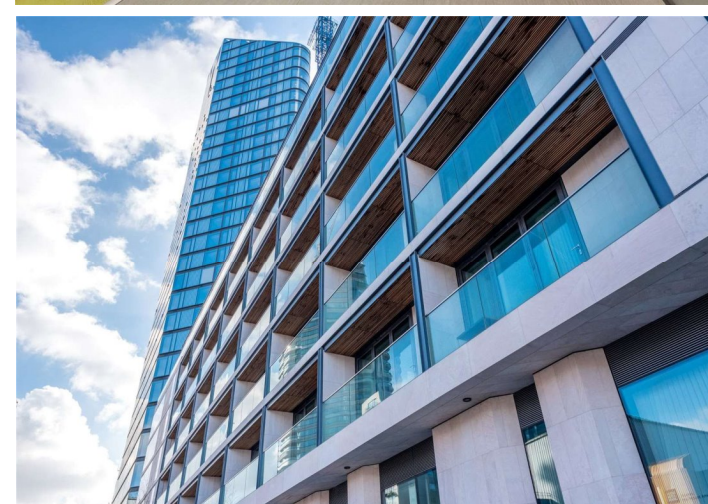
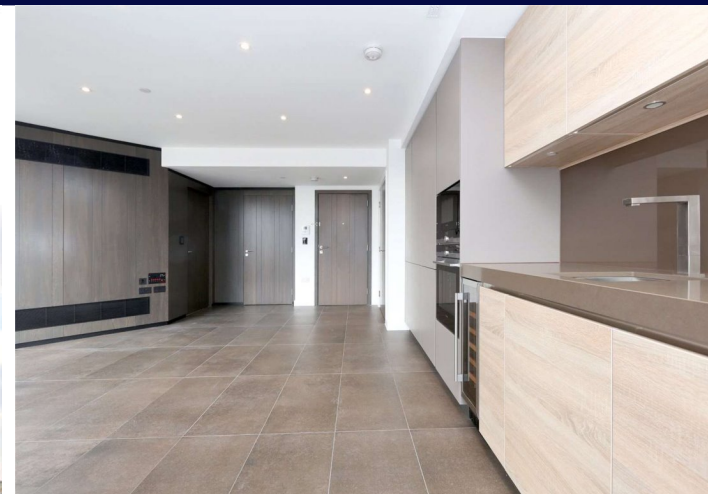
Gross Internal Area 543 sq ft/50 sq metres

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FLOORPLANS

Gross internal area: 543 sq ft, 50.4 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190516CRIC**

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Islington Lettings

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