



This fantastic two bedroom apartment is set on the tenth floor of this impressive development at the heart of the City Road Basin.

Chronicle Tower, 261B City Road, London, EC1V

Offers in excess of £900,000 Leasehold (130 years remaining)



Reception room • Kitchen • 2 double bedrooms • En suite shower room • Bathroom • Excellent views • Wonderful natural light • Swimming pool/gym • Porter • Long leasehold

Local Information

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

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.

About this property

Set on the tenth floor of the exclusive Chronicle Tower in the Lexicon Development on the Regent Canal, this stunning apartment has been finished to the highest of standards.

Accommodation includes two large double bedrooms, one with accompanying en suite bathroom, a further second family bathroom and spacious L-shaped semi-open plan kitchen living room. The bathrooms have both been fitted with Villeroy & Boch bathroom suites while the kitchen boasts a quartz worktop and fully integrated Siemens appliances. With floor to ceiling windows, the apartment is wonderfully bright with quiet views onto the courtyard.

Tenure

Leasehold (130 years remaining)

Local Authority

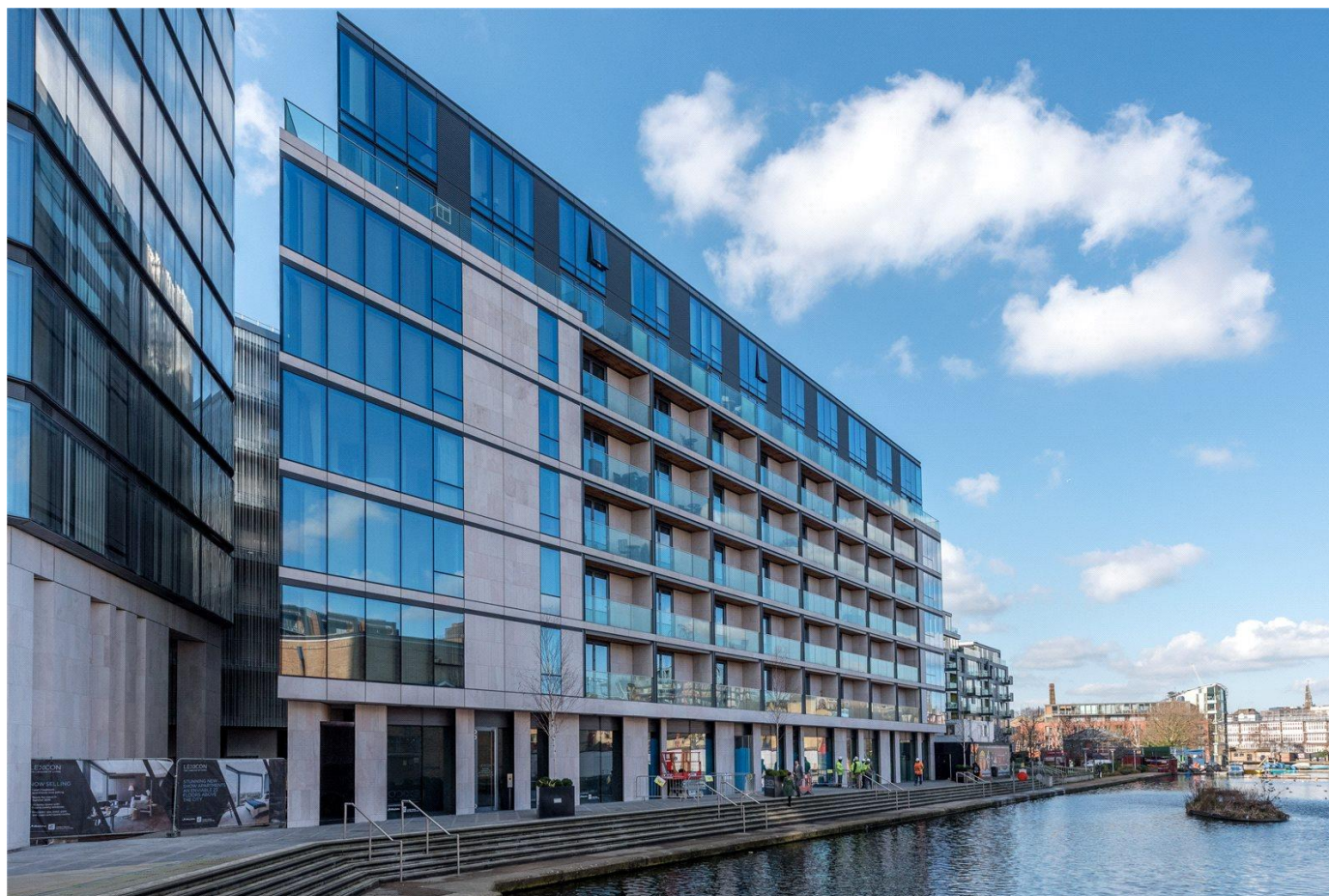
Hackney

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
Telephone: +44 (0) 207 226 1313.

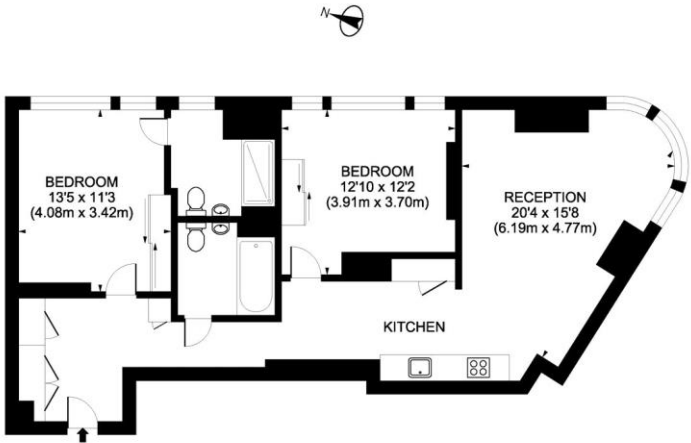





Chronicle Tower, 261B City Road, London, EC1V
Gross Internal Area 898 sq ft, 83.4 m²

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TENTH FLOOR
City Road, EC1V
Gross Internal Area 898 sq ft/83 sq metres
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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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