



Fantastic one bed apartment is set on the 24th floor of this impressive development in the heart of the City Road Basin.

**Chronicle Tower, 261B City Road, London, EC1V**

£640,000 Leasehold (130 years remaining)





Brand new City development • Set on the twenty fourth floor •  
Floor to ceilings windows • Stunning London views •  
Exceptional transport facilities • Indoor swimming pool • Gym •  
Lift • Concierge

#### Local Information

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. 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.

#### About this property

Set on the twenty fourth floor of the exclusive Chronicle Tower in the Lexicon Development on the Regent's Canal, this stunning apartment has been finished to the highest standard. You enter the generous open plan kitchen, reception and dining room. The kitchen boasts a quartz worktop and fully integrated Siemens appliances. The bedroom is to the front and the bathroom to the rear with Villeroy & Boch bathroom suite. With floor to ceiling windows, this apartment is wonderfully bright with stunning views over London. All apartments have access to the residents' spa, pool and gym as well as the steam and sauna rooms

#### Tenure

Leasehold(130 years remaining)

#### Energy Performance

EPC Rating = C

#### Viewing

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









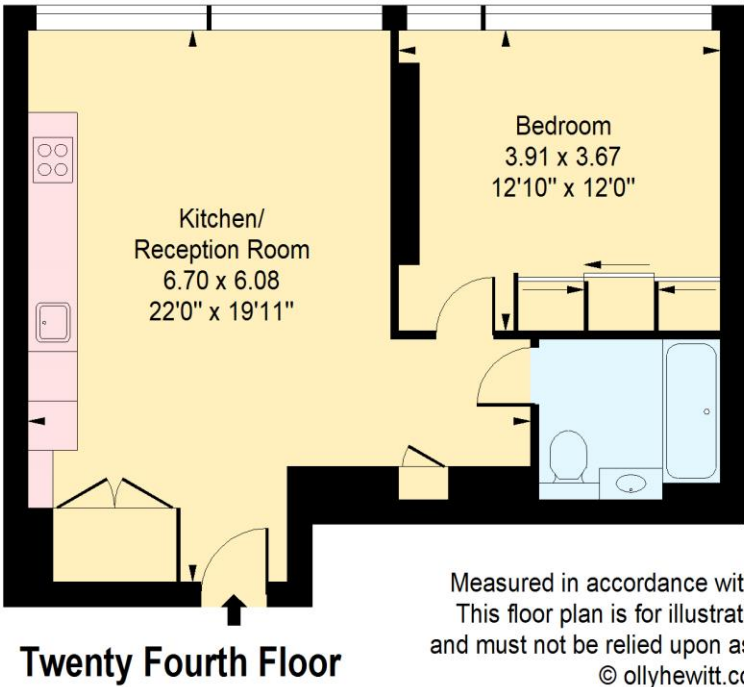
Chronicle Tower, 261B City Road, London, EC1V  
Gross Internal Area 560 sq ft, 52 m²


Sarah Curtis  
Islington  
+44 (0) 207 226 1313  
sarah.curtis@savills.com

 |  savills | savills.co.uk

Chronicle Towe,  
City Road, EC1V

Approximate Gross Internal Area = 549 sq ft / 51.00 sqm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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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