



LUXURY TWO BEDROOM WITH A BALCONY

EAGLE POINT, CITY ROAD, OLD STREET, EC1V 1AT

Furnished, £850 per week + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



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STREET, EC1V 1AT

£850 per week Furnished

Two bedrooms • Two bathrooms • Balcony •
Newly built • 24 hour concierge • Residents
leisure facilities • Agency fees apply

- EPC Rating = B
- Council Tax = F

Description

A beautifully appointed two bedroom, two bathroom apartment situated on the 24th floor of this brand new Art Deco-inspired development, The Eagle. The modern kitchen benefits from contemporary cupboard units, luxury work-surfaces, mirror splash backs and brand new appliances. Master bedroom features luxury en-suite bathroom. The two double bedrooms benefit from built in high gloss wardrobes with integrated LED lighting.

Residents of Eagle building will also benefit from direct access to a resident's cinema, onsite gym, swimming pool and spa facilities

Location

This brand new development is within close proximity of Old Street roundabout and benefits from a residents gym, spa, cinema and a 24hr concierge. The location is excellent with Shoreditch, Old Street and the City all within walking distance.

Check www.tfl.gov.uk/journeyplanner to plan your commute.

Energy Performance

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

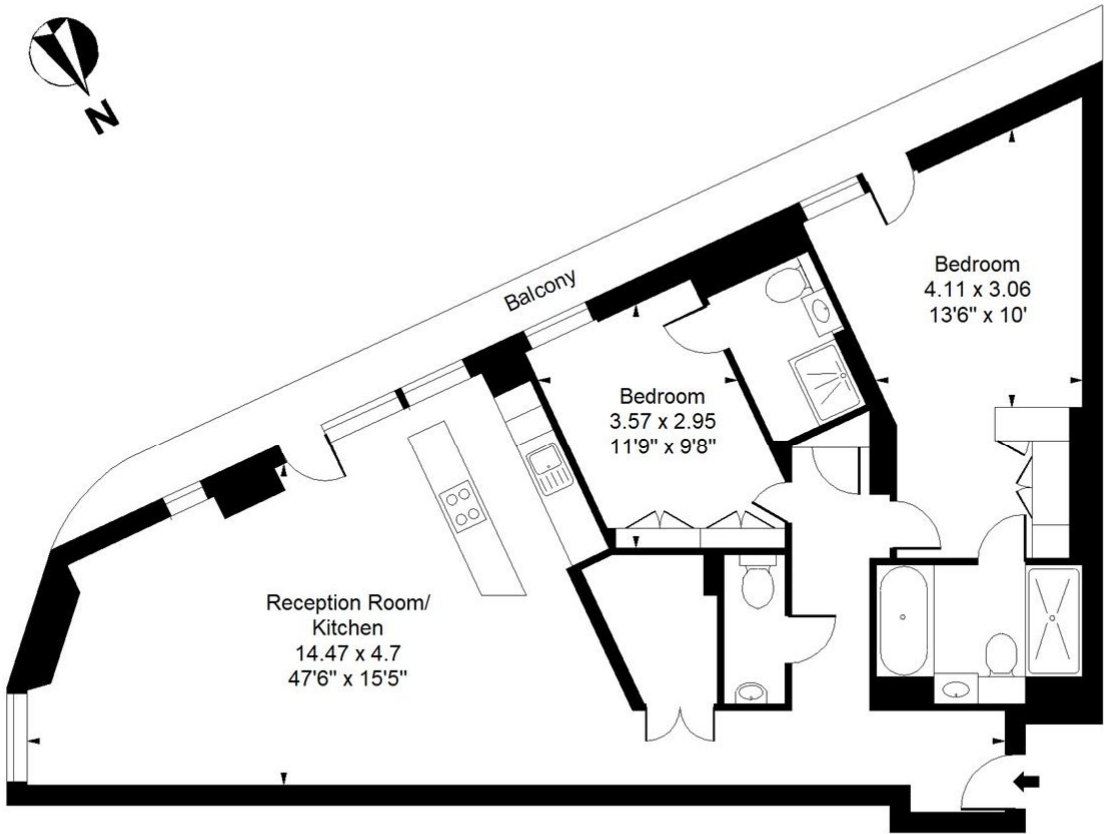
Viewing

Strictly by appointment with Savills.



Eagle Point, EC1V

Approximate Gross Internal Area = 1065 sq ft / 98.94 sqm



Twenty Fourth Floor

Measured in accordance with RICS guidelines.
 This floor plan is for illustrative purposes only and is not to scale.
 Dotted lines indicate restricted head height unless marked otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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 - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end 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). 20160127SHUH

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Shoreditch Lettings

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