



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

**Furnished, £895 pw (£3,878.33 pcm)** + fees and other charges apply.\*

**Available from 03/08/2019**



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

**£895 pw (£3,878.33 pcm) Furnished**

- Spacious open plan living • 24 hour Concierge • Residents Gym with Spa • Private Cinema • Sub-penthouse • Agency fees apply • EPC Rating = B • Council Tax = G

### Description

An exceptional 2 bedroom, 2 bathroom sub-penthouse apartment in Eagle Black on the 22nd floor of the stunning Eagle Point development.

This property offers over 1,200 sq ft of internal living space benefiting from an extensive open plan kitchen/reception room.

Offering herringbone flooring throughout, floor to ceiling window, under-floor heating, comfort cooling and a fully integrated modern luxury kitchen with Miele appliances and a dual zone wine cooler.

### Location

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

Check [www.tfl.gov.uk/journeyplanner](http://www.tfl.gov.uk/journeyplanner) to plan your commute.

### Energy Performance

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

### Viewing

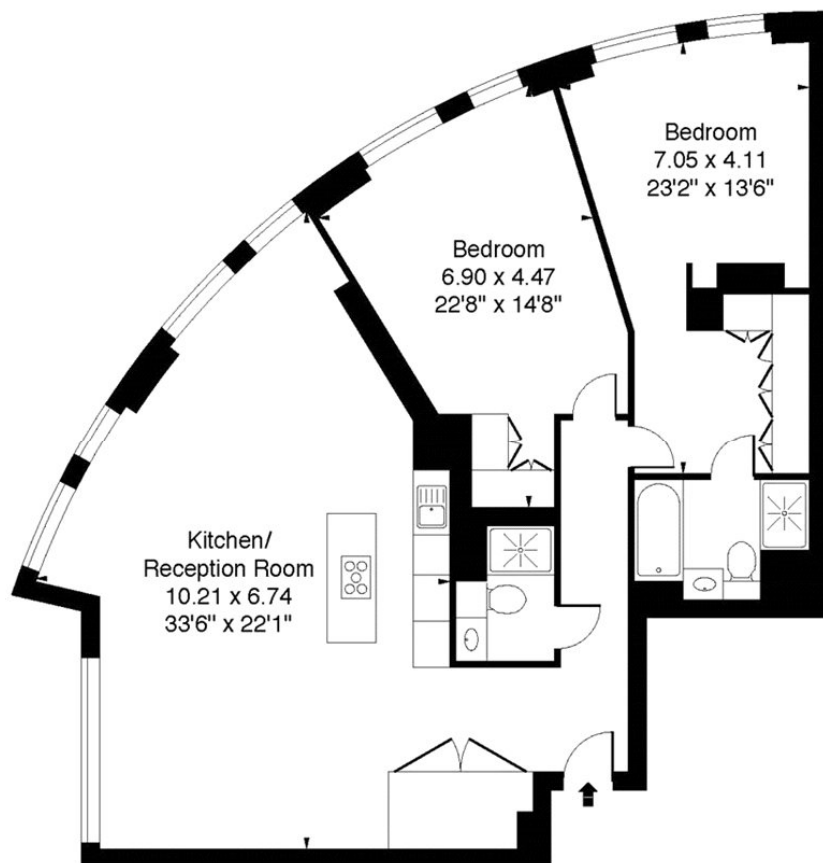
Strictly by appointment with Savills.





## Eagle Point, EC1V

Approximate Gross Internal Area = 1261 sq ft / 117.15 sqm



## Twenty Second 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+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190528SHUH

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