



Contemporary nineteenth floor apartment with stunning views.

Canaletto Tower, 257 City Road, London, EC1V

£825,000 Leasehold (986 years remaining)



• **One bedroom • One bathroom • Reception room**

- Nineteenth floor apartment • Breathtaking views
- Large balcony • Residents bar and cinema
- 24 hour concierge • Offered chain free
- 15m swimming pool, jacuzzi, sauna and gym
- Close to Angel, Shoreditch and Clerkenwell

About this property

A contemporary open plan high specification apartment, with a beautiful kitchen living room. Siemens appliances are integrated throughout and there is a kitchen island with additional storage.

Designed with entertaining in mind, the apartment has floor to ceiling windows and doors that fully open out onto a private balcony. It enjoys wonderful uninterrupted views of the City Road Basin, the canal and London skyline all the way out to Hampstead Heath.

Underfloor heating, air conditioning, all centrally managed through Crestron's high-end home automation, as well as In-ceiling speakers, to maximise comfort and relaxation.

Built by renowned Dutch architects UN Studio, the iconic Canaletto Tower offers a fantastic range of on-site facilities including a private residents' club with a terrace on the 24th floor with spectacular panoramic views of The City, leisure lounge with snooker table, a cinema room, gymnasium, jacuzzi, sauna, steam room, treatment and massage rooms, an indoor 15m swimming pool, and 24 hour concierge service.

Local Information

Located at the Shoreditch end of City Road, The Canaletto is perfectly positioned for those who want to be within easy reach of Old Street tube station and local amenities found in Shoreditch and Islington.

The development is also within walking distance of hipster shops, bars and restaurants that can be found in Angel, Hoxton, the City, Brick Lane and Clerkenwell.

It is situated within close proximity of Google, Facebook and Amazon HQs, amongst many other high tech companies. It also enjoys walking distance to City University and famous Cass Business School. Easy access to multiple airports and international train station King's Cross.

Tenure

Leasehold (986 years remaining)

Local Authority

ISLINGTON, London

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.



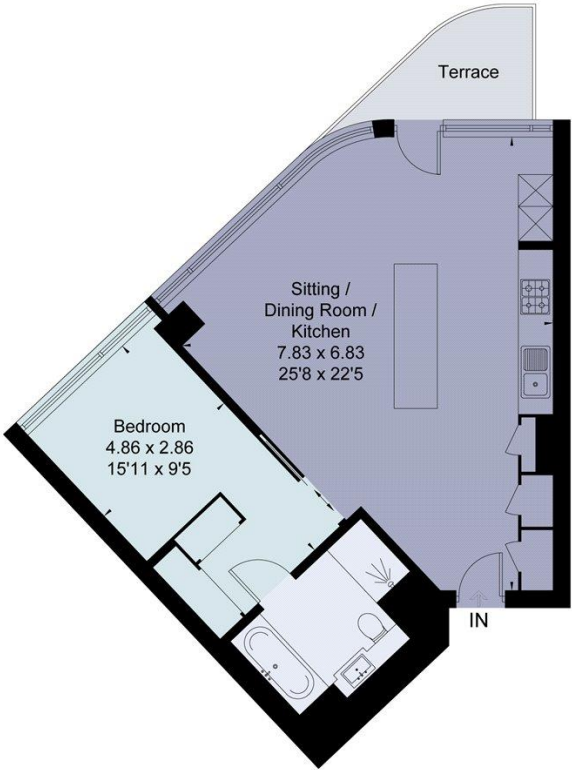


Canaletto Tower, 257 City Road, London, EC1V
Gross Internal Area 660 sq ft, 61.3 m²

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Approximate Area = 60.4 sq m / 650 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
Terrace Area = 4.4 sq m / 47 sq ft
For identification only. Not to scale.
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Nineteenth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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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