



# An incredible triplex apartment with roof terrace

City Road, London, EC1V

£1,000,000 Leasehold (991 years remaining)





## 2 Bedrooms • 1 Bathroom • 2 Reception Rooms

Three level apartment • Two reception areas and two bedrooms • Private terrace at rear of building • Double height ceiling • Bespoke fittings • Ideal space for entertaining

### About this property

An outstanding two bedroom apartment split over three floors, located in one of the area's most striking landmark developments.

Located just off Old Street roundabout amongst the numerous tech companies and new developments and an excellent selection of bars, restaurants and transport links. Internally there are clever examples of good architecture and design everywhere with features including; bespoke storage and shelving, mezzanine level, floor-to-ceiling windows and a private terrace.

This area is rapidly changing and will soon be subject to an extensive regeneration scheme which will include a new pedestrianised zone. The block has a concierge and communal roof terrace.

### Local Information

Imperial Hall is situated within the Moorfields Conservation Area, just moments from Old Street station (Northern line and National Rail) and 0.6 miles away from Liverpool Street Station (National rail, Circle, Metropolitan, Hammersmith and City and Central lines). Islington, Clerkenwell and Shoreditch, all of which offer a huge selection of superb restaurants, shops, cafes and nightlife are within walking distance.

### Tenure

Leasehold (991 years remaining)

### Local Authority

Islington = Band E

### Energy Performance

EPC Rating = D

### Viewing

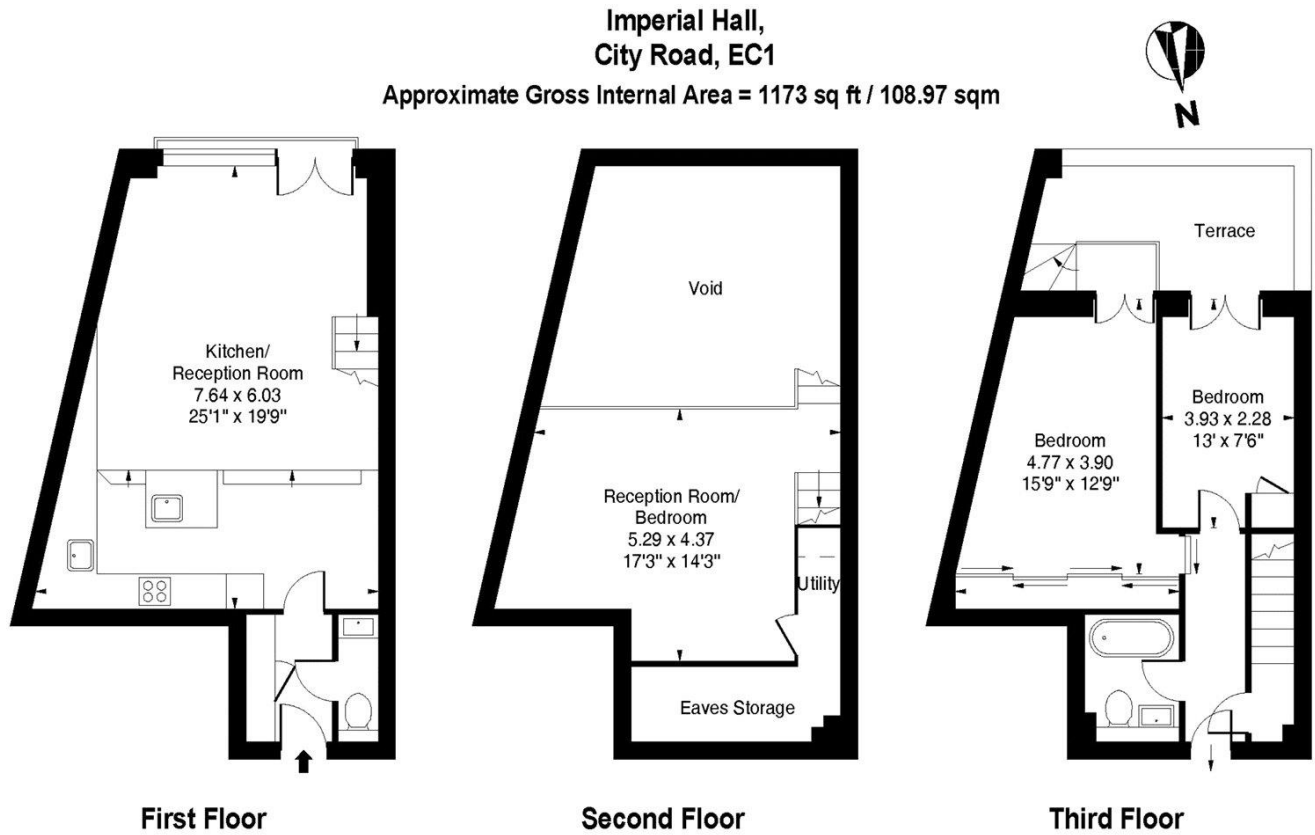
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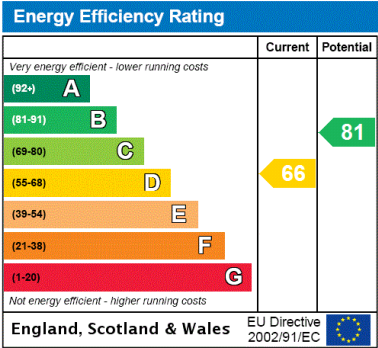




City Road, London, EC1V  
Gross Internal Area 1173 sq ft, 109 m²



Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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