



# Spectacular 2 bedroom apartment

**Flat 1906, Canaletto Tower, 257 City Road, London, EC1V**

£1,850,000 Leasehold



Open plan kitchen and reception room incorporating dining room • Floor to ceiling windows • Balcony  
• Bespoke storage solutions • 24 hour concierge  
• Facilities include residents roof bar, gym, lounge, movie room, pool and spa • 1 dedicated parking space

#### Description

An interior designed, two bedroom apartment on the 19th floor of this exceptional new development on City Road. The apartment benefits from far reaching views across London.

Canaletto is one of the most desirable residential towers thanks to the enviable location and the quality of the design and finish.

The owner of this unit has made several improvements to an already impressive space by adding bespoke fittings and increasing of the living space.

The curved glass is a distinguishing feature to this building and the views and peaceful tranquilly of the 19th floor give a surprising sense of serenity in the heart of the City.

#### 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 the shops, bars and restaurants that can be found in Angel, Hoxton, the City, Brick Lane and Clerkenwell.

#### Tenure

Leasehold

#### Local Authority

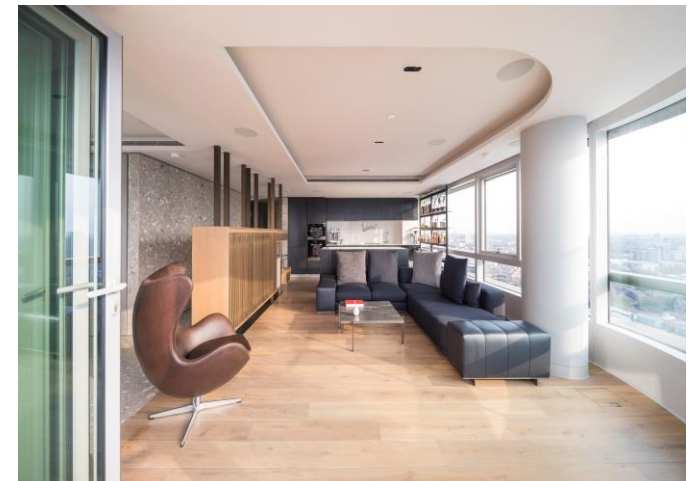
London Borough Of Islington

#### Energy Performance

EPC Rating = B

#### Viewing

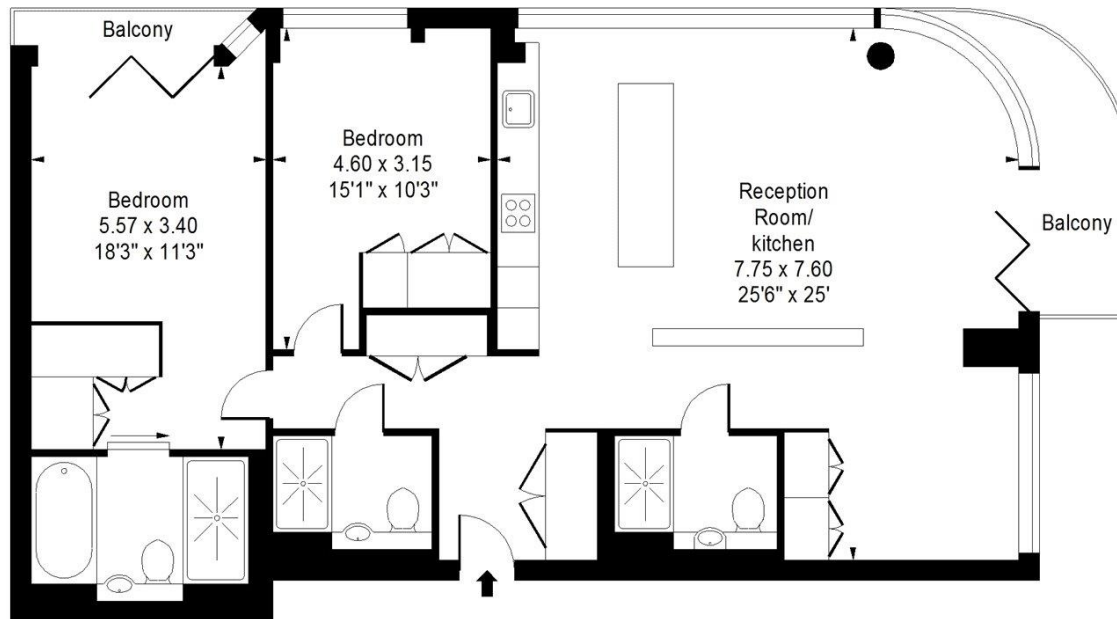
All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.  
Telephone: +44 (0) 207 578 6200.





**Canaletto Tower,  
City Road, EC1V**

**Approximate Gross Internal Area = 1169 sq ft / 108.60 sqm**



**Nineteenth Floor**

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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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	EU Directive 2002/91/EC	

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