



# A superb 31st floor flat with amazing City views

**Atlas Building, 145 City Road, London, EC1V**

£1,150,000 Leasehold



Brand new apartment • 31st Floor • Stunning dual aspect with city views • 24 hour concierge • Gym and swimming pool • Residents' cinema

#### Description

The flat is situated on the 31st floor as part of the 'Constellation collection' which has a premium finish in comparison to the lower floors.

The flat has dual aspect with a sizeable roof terrace, offering an extension to living space. Each window and door has an absorbing view over the London skyline.

The Atlas building is a groundbreaking forty story residential tower on the fringes of Islington, Shoreditch, Moorgate and Farringdon. Residents' can enjoy state of the art facilities including; Screening room, lounge, swimming pool, gym, concierge service, lifts and secure car park.

#### Local Information

Located on City Road and seconds from Old Street Station on Old Street Roundabout, Atlas Building is served by the Northern Line (Bank branch), rail and many bus connections making it is easy to get to and around. It's a great area to live, work and enjoy, with enough amenities to make it pleasant, while maintaining enough characteristics to keep it interesting and original.

#### Tenure

Leasehold

#### Local Authority

Hackney Council

#### Energy Performance

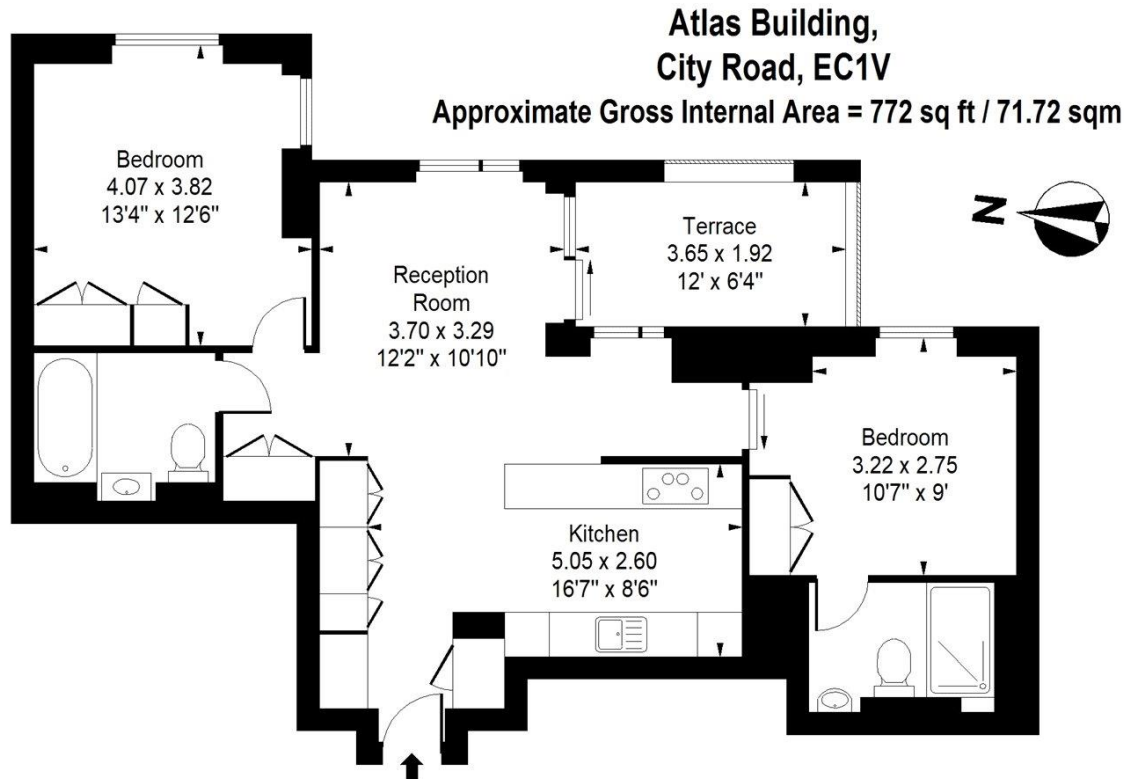
EPC Rating = B

#### Viewing

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







### Thirty First Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            | 82      | 82                      |
| (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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