



# A well presented 2 bedroom apartment in Eagle Point

**Eagle Point, City Road, London, EC1V**

£895,000 Leasehold



2 Bedrooms • 2 Bathrooms • 1 Reception Room

Art Deco inspired development • Well-presented • 24 hour concierge • Gym • Spa • Cinema room • Great location • Lease expires 2264

#### About this property

A two bedroom, two bathroom apartment on the 12th floor of this exceptional new development on City Road.

The property has been lightly used since being built and is presented to a high standard.

The Eagle is an Art Deco inspired development offering 206 private apartments over 26 floors. Residents will benefit from a range of on-site services and facilities including but not limited to 24 hour concierge, a gymnasium, spa and cinema room.

#### Local Information

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

Hackney Council = Band F

#### 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.



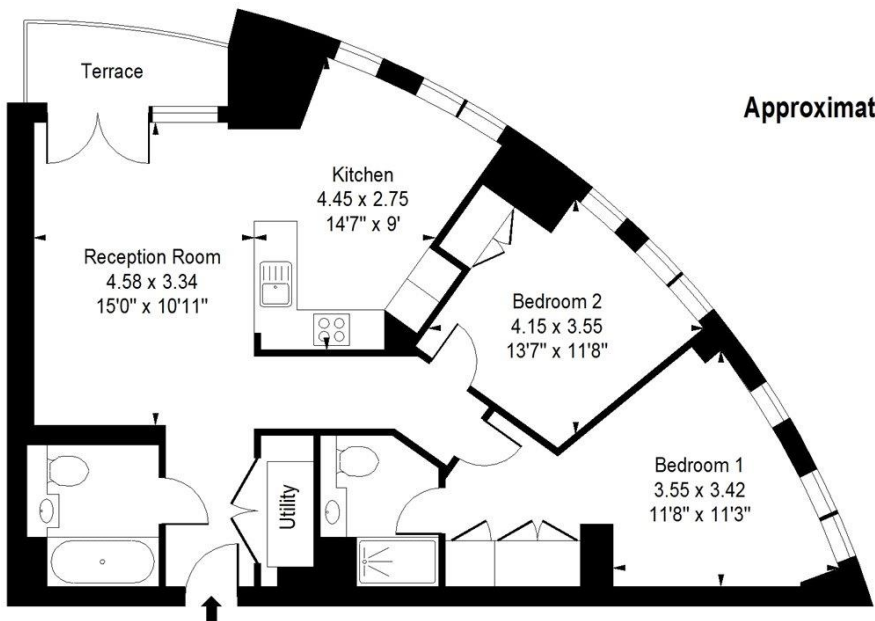




Eagle Point, City Road, London, EC1V  
Gross Internal Area 786 sq ft, 73 m<sup>2</sup>  
Service Charge £2,230.74 / Half Yearly  
Ground Rent £250 / Half Yearly

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Eagle Point,  
City Road, EC1V  
Approximate Gross Internal Area = 786 sq ft / 73.02 sqm

Twelfth 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>	84	84
(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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