



An immaculate apartment with incredible views over the London skyline

Chronicle Tower, 261B City Road, Shoreditch, London, EC1V

£1,100,000 Leasehold (131 years remaining)

savills

2 Bedrooms • 2 Bathrooms • 1 Reception Room

22nd Floor apartment • Far reaching City views • Secure parking space • Concierge, gym, pool and sauna • Two bedroom, two bathroom • Floor to ceiling windows

Local Information

Chronicle Tower (marketed as The Lexicon) is a recently completed development of one, two and three bedroom private flats moments from Angel Tube and Silicon Roundabout/Old Street.

Each apartment is finished to the highest standard with bespoke kitchens, ceramic tile floors, oak doors and stunning views. All apartments have access to the residents' spa, pool and gym as well as the steam and sauna rooms.

About this property

An immaculate two bedroom modern apartment with incredible views over the London skyline.

Chronicle Tower (previously marketed as Lexicon Tower) is a 36 storey, 115m tall residential building in City Road, adjacent to City Road Basin. The architects were Skidmore Owings & Merrill who were also behind other notable buildings including Burj Khalifa in Dubai (source: Wikipedia).

The apartment is positioned on the 22nd floor with floor to ceiling windows in both bedroom and the lounge. The flat is being sold with the benefit of a secure parking space. Further benefits include; underfloor heating throughout, 24

hour concierge, residents spa, pool, gym and sauna.

Tenure

Leasehold (131 years remaining)

Local Authority

Islington = F

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.

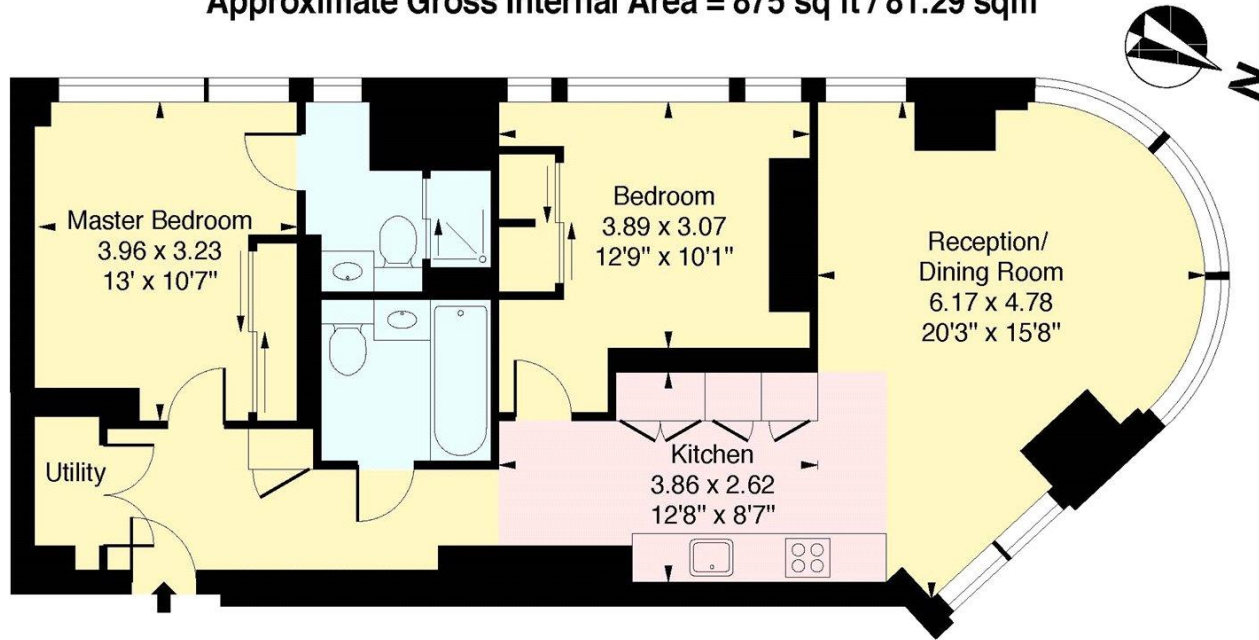
Telephone: +44 (0) 207 578 6200.





Chronicle Tower, City Road, EC1V

Approximate Gross Internal Area = 875 sq ft / 81.29 sqm



Twenty Second Floor

Measured in accordance with RICS guidelines.
 This floor plan is for illustrative purposes only and is not to scale.
 Dotted lines indicate restricted head height unless marked otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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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