



An immaculate apartment with incredible views over the London skyline

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

Offers in excess of £900,000 Leasehold (131 years remaining)



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

Located on City Road, Chronicle Tower 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.

About this property

An immaculate two bedroom, two bathroom 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

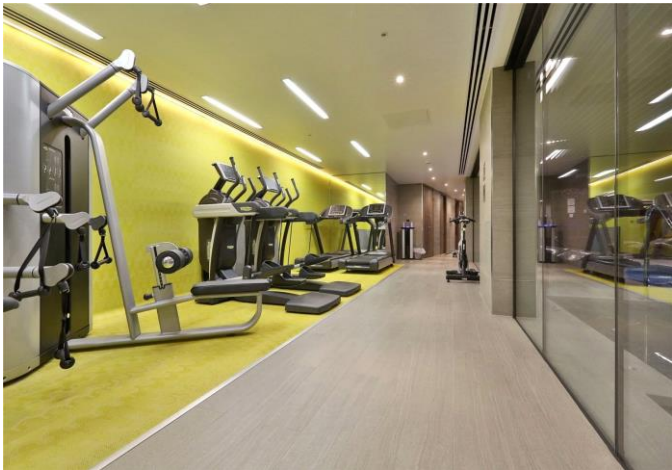
Energy Performance

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, 261B City Road, Shoreditch, London, EC1V
Gross Internal Area 875 sq ft, 81.3 m²

Service Charge £5,887 pa
Ground Rent £550 pa

onTheMarket.com

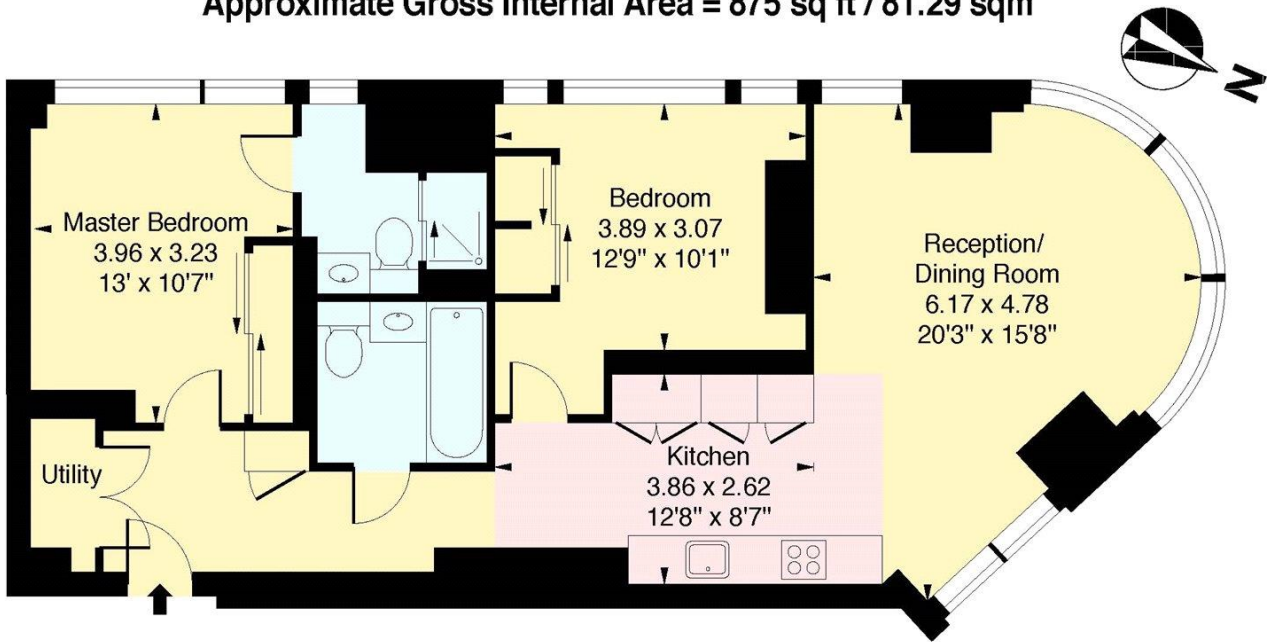
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Chronicle Tower,
City Road, EC1V

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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