



EAGLE POINT, CITY ROAD, LONDON, EC1V  
**£750,000 LEASEHOLD**

## A LUXURY 760 SQ. FT. TWO BED FLAT SET ON THE NINTH FLOOR OF THIS EXQUISITE DEVELOPMENT

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## DESCRIPTION:

A 760 sq. ft. two-bedroom, two-bathroom ninth floor luxury apartment with open plan living room/ kitchen and balcony set in this impressive Art Deco inspired development designed by Terry Farrell & Partners.

The flat consists of a spacious open plan kitchen and living area with discrete, fitted storage, a fitted kitchen with integrated high specification appliances including oven, hob, microwave oven, fridge freezer, and a wine cooler. The main en-suite bedroom offers built in storage and a luxury bathroom with a three-piece suite. The second bedroom also has built in wardrobes with direct access to the balcony. The main family bathroom comes with a bathtub and an overhead shower.

The property is set just moments away from London's famous Old Street EC1. With a mixture modern glamour and Art Deco elegance, this superb apartment boasts a sleek and hi-tech kitchen with Siemens appliances, spacious open plan living room and luxury bathroom units with large format porcelain tiles. Residents benefit from excellent onsite facilities including 24-hour concierge, on-site cinema, spa/ gym and the excellent local amenities and transport links.

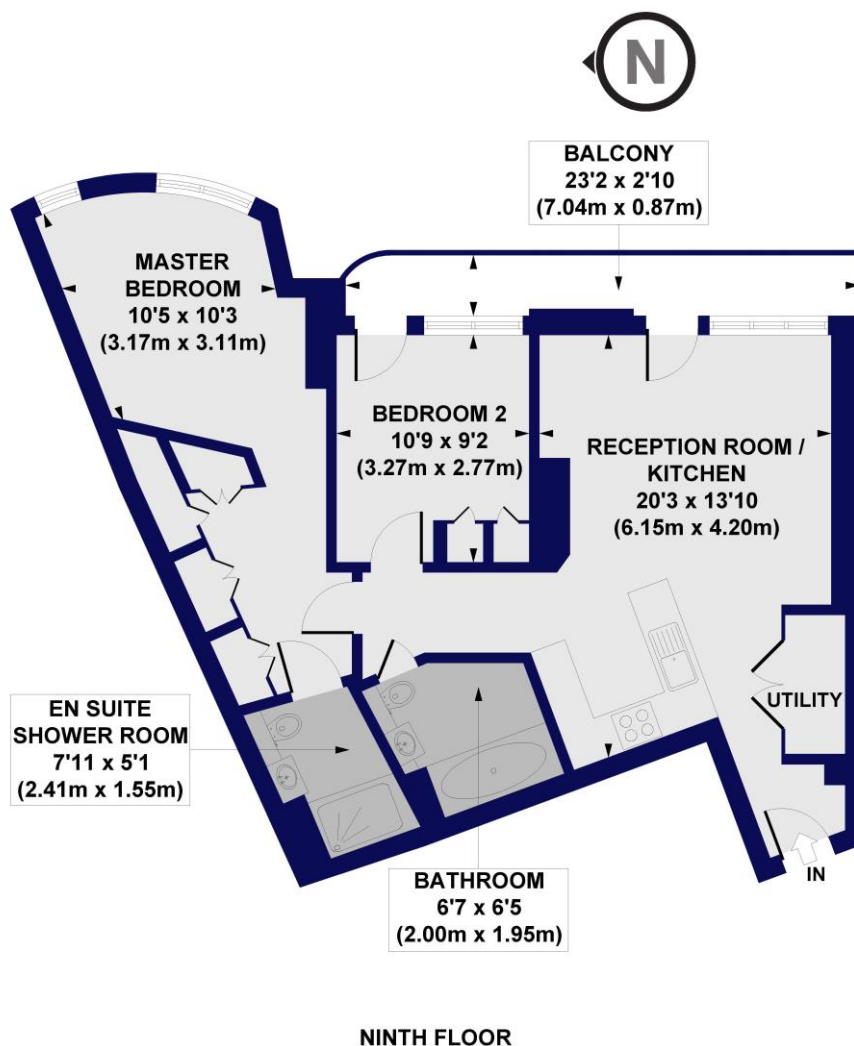
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**Eagle Point, City Road, EC1V**  
 Approx. Gross Internal Floor Area 760 sq. ft / 70.57 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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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