

BOOK HOUSE 261A, CITY ROAD, LONDON, EC1V
£500,000 LEASEHOLD

A MODERN ONE BEDROOM APARTMENT WITH CANAL VIEWS SET IN THIS WATERSIDE DEVELOPMENT

Islington | 0207 354 2480 | islington@winkworth.co.uk

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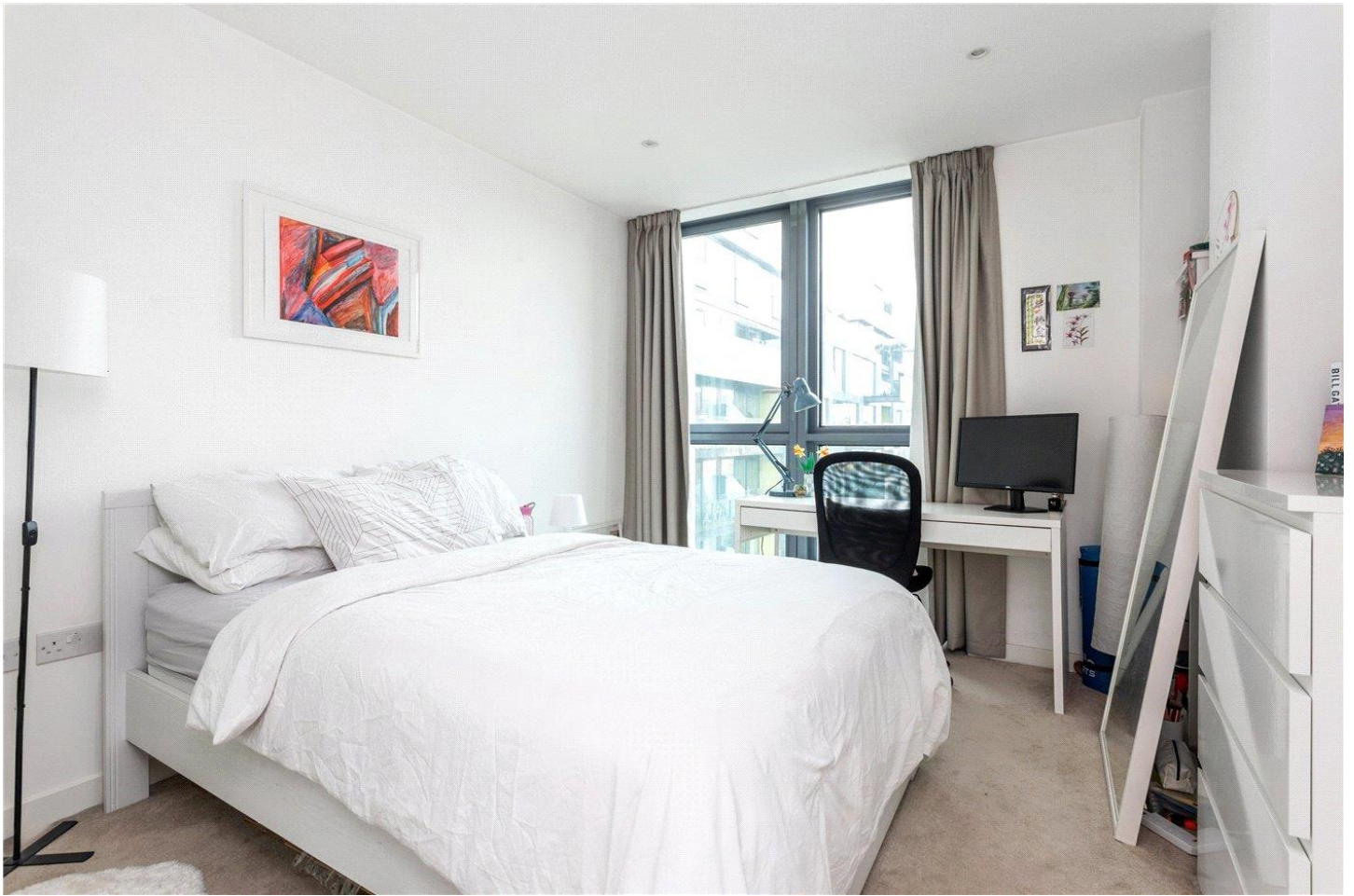
DESCRIPTION:

Positioned on the third floor of this modern development is this immaculate one bedroom, one family bathroom apartment with views of the Canal. Spanning 536 sq.ft. of internal space, the apartment is flooded with natural light throughout and boasts high quality fixtures and fittings. The open plan living/kitchen floor has been finished with tiled flooring, with the kitchen offering integrated appliances and a stunning view over the basin. The master bedroom is a generous size and includes inbuilt storage.

Book House is part of the Lexicon development and offers state of the art facilities including private resident's spa, gym and pool. Located equidistant between Upper Street and Old Street, the flat is perfectly set for the boutique shops and high street chains at Angel whilst also within easy reach for the bars and restaurants at Shoreditch and Hoxton. The closest underground links are facilitated at Angel and Old Street station, both of which offer the Northern line, whilst numerous bus routes also provide effortless access to Shoreditch, The City and West End.

*Any associated charges including, but not limited to, service charge, ground rent and sinking funds

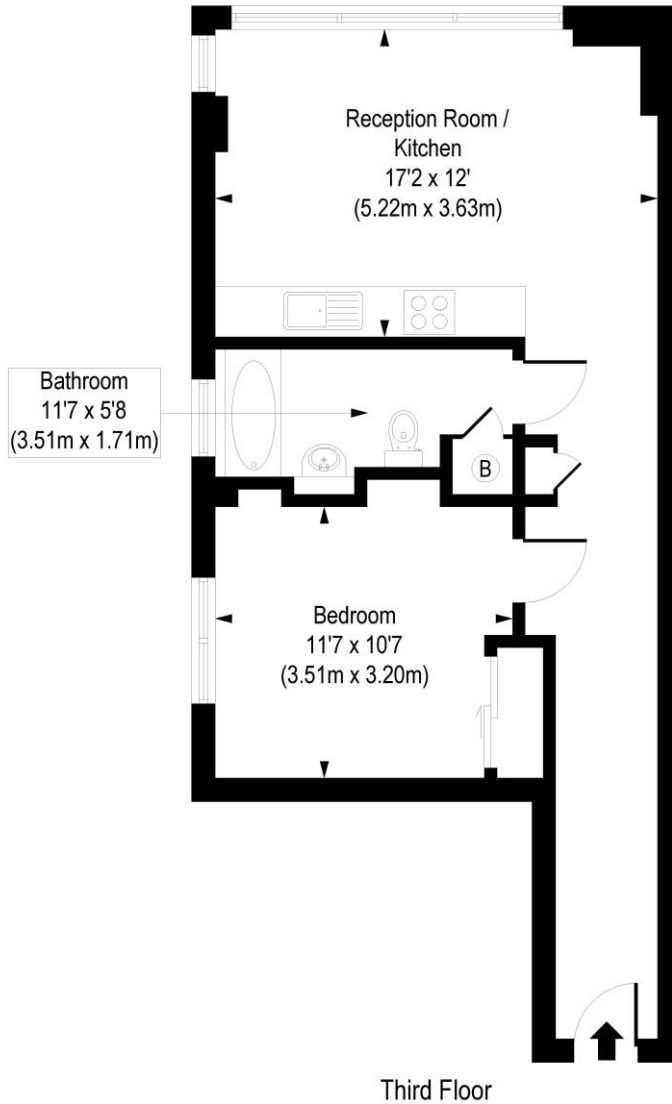
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Approx. Gross Internal Floor Area 536 sq. ft / 49.84 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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) A			
(81-91) B		82	82
(69-80) C			
(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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