



Canaletto Tower, City Road, Old Street, EC1V

Asking Price: £810,000

Benham
& Reeves

Canaletto Tower, City Road, Old Street, EC1V

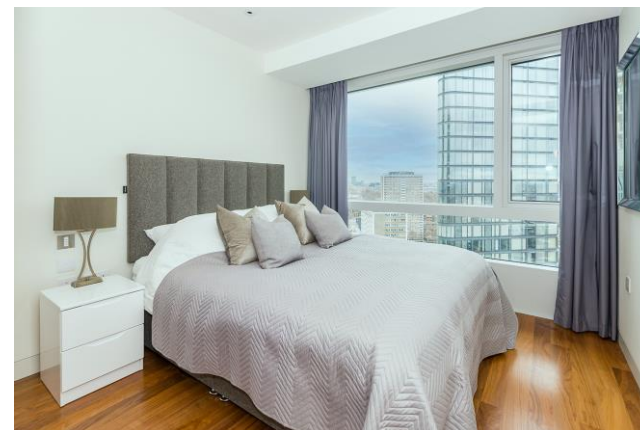
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stunning 1 bedroom apartment offering 671 sq. ft. of accommodation in the Canaletto Tower, one of Islington's most sought after residential developments.

This bright, modern and spacious apartment is set on the 21st floor and is offered in immaculate decorative condition. This wonderful property offers a large bedroom containing its own dressing area and en-suite bathroom. The open-plan living room, with floor to ceiling windows, leads to a balcony which offers magnificent panoramic views of London. One allocation parking is offered with this property.

The development offers a cinema room, residents' spa with a 15-metre swimming pool, jacuzzi, steam room, gym, treatment rooms, a leisure lounge and a snooker room. The outstanding Club Canaletto is also situated on the 24th floor.

Old Street station on the Northern line is just a short walk away and offers easy access to the City.



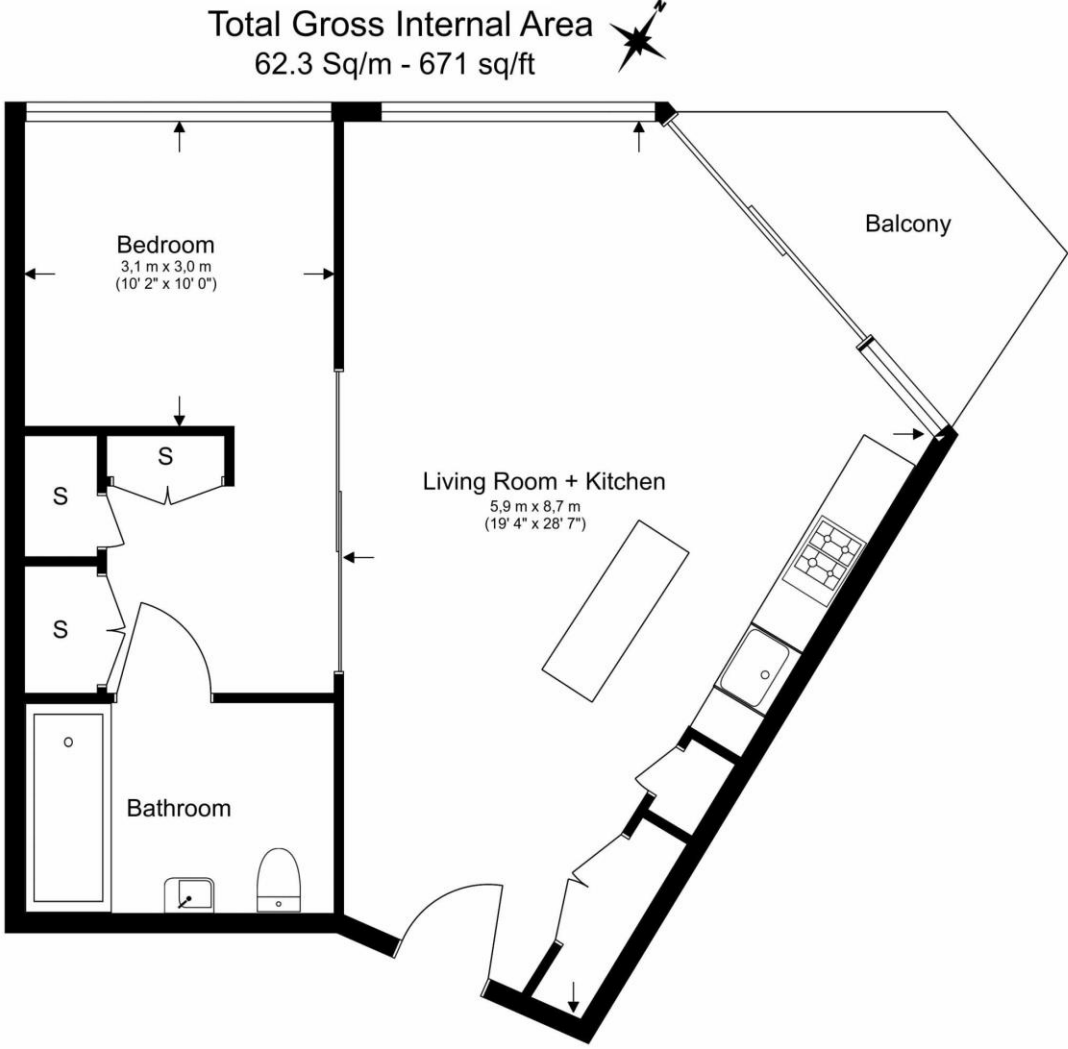


Property Features:

- One Allocated Parking
- 1 Bedroom
- 21st Floor
- Balcony
- Open Plan
- Bright and Spacious
- Panoramic Views
- Concierge
- State of the Art Facilities
- Fantastic Location
- Old Street Station (Zone 1)



Canaletto Tower, City Road, Old Street, EC1V



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | 83 | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

| | |
|-------------------|--|
| Asking Price: | £810,000 |
| Tenure: | Leasehold Expires 23/03/3009 Approximately 984 Years Remaining |
| Ground Rent: | £675.00 (per annum) for the year 2024 |
| Service Charge: | £8,240.32 (per annum) for the year 2024 |
| Anticipated Rent: | £3,100.00 pcm Approx. 4.4 % Yield |

Viewings:

All viewings are by appointment only through our City Office.

Our reference: BEA210164

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

