



Canaletto Tower, City Road, Old Street, EC1V

Asking Price: £720,000

Benham
& Reeves

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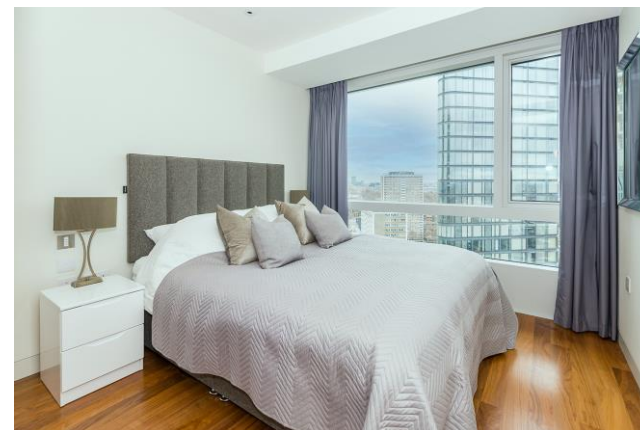
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

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.



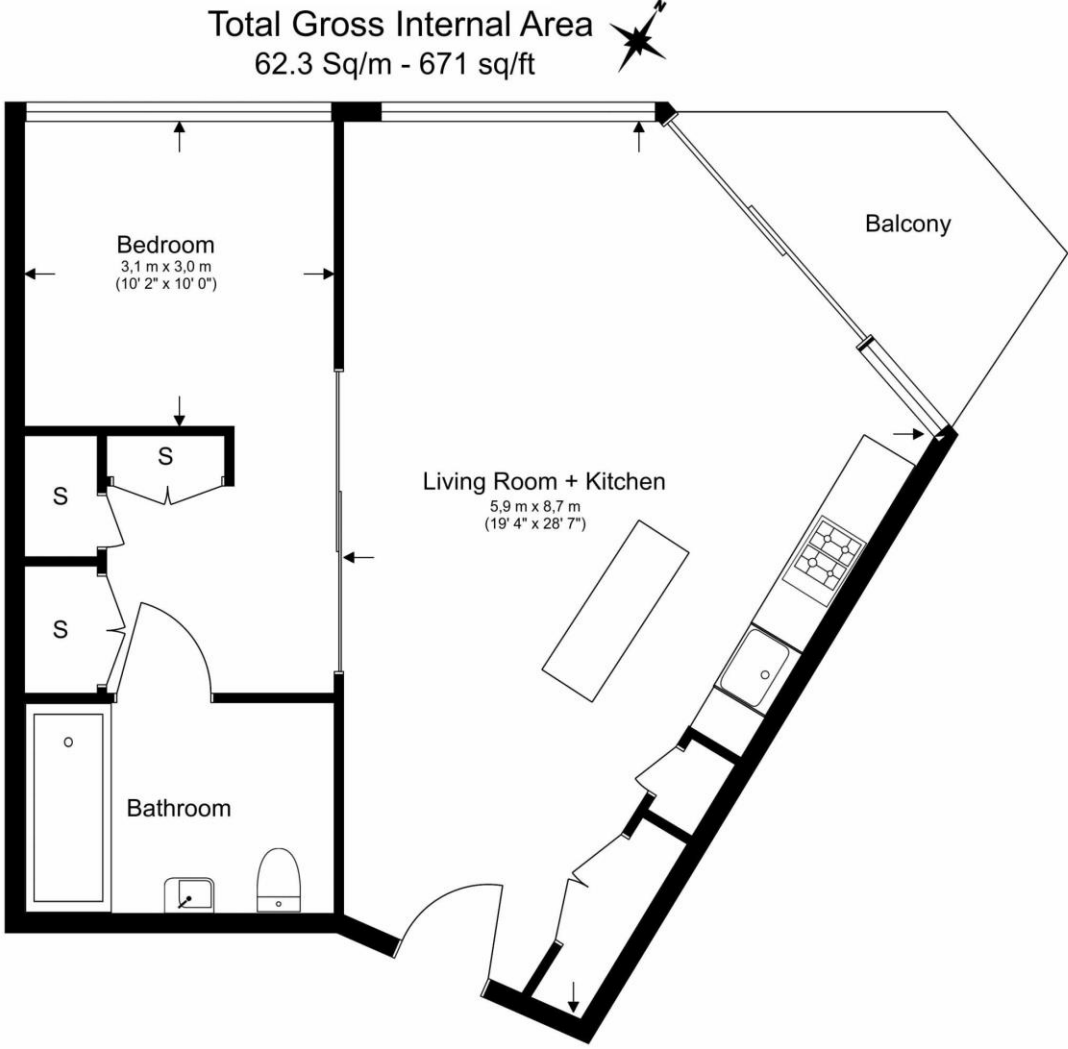


Property Features:

- 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)



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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:	£720,000
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. 4.8 % Yield

Viewings:

All viewings are by appointment only through our City Office.

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