



City Road, Old Street, EC1V

Asking Price: £770,000

Benham & Reeves

City Road, Old Street, EC1V

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Perfectly situated in one of Old Street's most exciting neighbourhoods, this opulent apartment in the striking new Atlas Building is the perfect opportunity to secure a residence within one of London's premier new developments.

This stunning one bedroom apartment spans an impressive 590 square feet and is located on the eighth floor of the Atlas Building. On entering you enter the hallway which leads onto a bright and airy living room which is flooded with natural light, boasting high ceilings and wooden flooring. The double bedroom benefits from dual aspect floor to ceiling windows allowing an abundance of natural light and also giving the apartment north and west views. There is a fitted wardrobe in the bedroom and the apartment also features comfort cooling, heating and a fully fitted kitchen. There is a modern bathroom next to the bedroom and a storage cupboard conveniently located off the hallway.

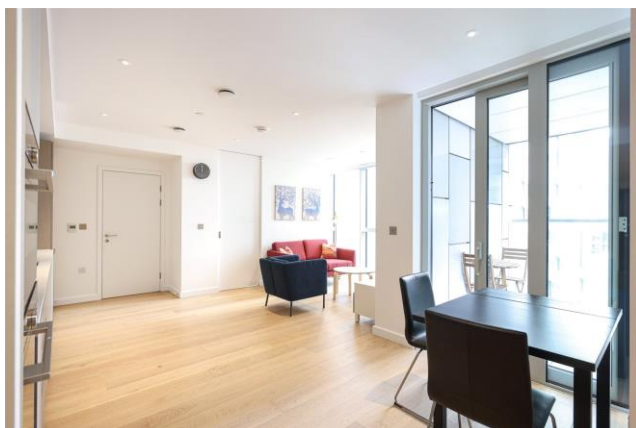
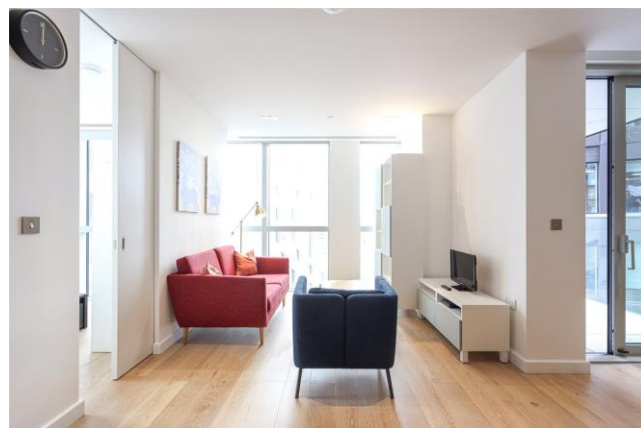
The Atlas Building is next to Old Street station (0.1 mile) (Northern line, Great Northern rail) and ideally situated for the City, Hoxton, Shoreditch and Angel. The development offers top of the range amenities which includes pool, spa, gymnasium, private cinema room, residents only business lounge and 24-hour concierge.



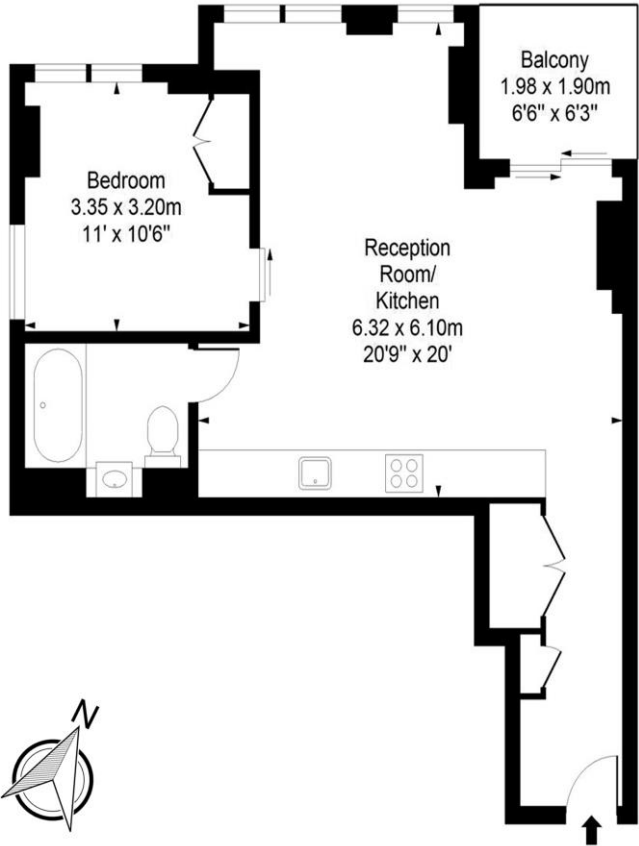


Property Features:

- One Bedroom
- One Bathroom
- Eighth Floor
- 24-Hour Concierge
- Residents' Pool and Spa
- Residents' Gym
- Residents' Business Lounge
- 0.1 Miles from Old Street Station (Zone 1, Northern Line)



8th Floor
 Approx gross internal area: 590sq/ft - 55sq/m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(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	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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

Asking Price:	£770,000
Tenure:	Leasehold Expires 01/01/3014 Approximately 989 Years Remaining
Ground Rent:	£250.00 (per annum) For the year 2024
Service Charge:	£7,149.00 (per annum) For the year 2024
Anticipated Rent:	£2,850.00 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

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