



Dingley Road London

A luxury two bedroom apartment set within in the new build development, 250 City Road. Designed to maximise light and space this stunning property offers two double bedrooms, two bathrooms and an open plan kitchen/ reception room. Each home set within Vermont House is equipped with a private balcony or terrace for residents to enjoy.

The impressive development includes a state of the art exercise facilities, offering panoramic views from the 7th floor. The sauna, steam room and swimming pool are the perfect combination for some rest and recuperation.

City Road is situated in an excellent location, within walking distance to London's financial centre, zone 1 transport links with Angel and Old Street stations are all close by. A 24 hour concierge and on-site facilities including a residents gym, screening room and karaoke room are all available to residents.

Approximately 994 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: H (Borough of Islington)

Asking Price £1,300,000

Electricity supply – Mains | Heating & Cooling – Mains | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | Parking No | Cladding: EWS1 Certificate available

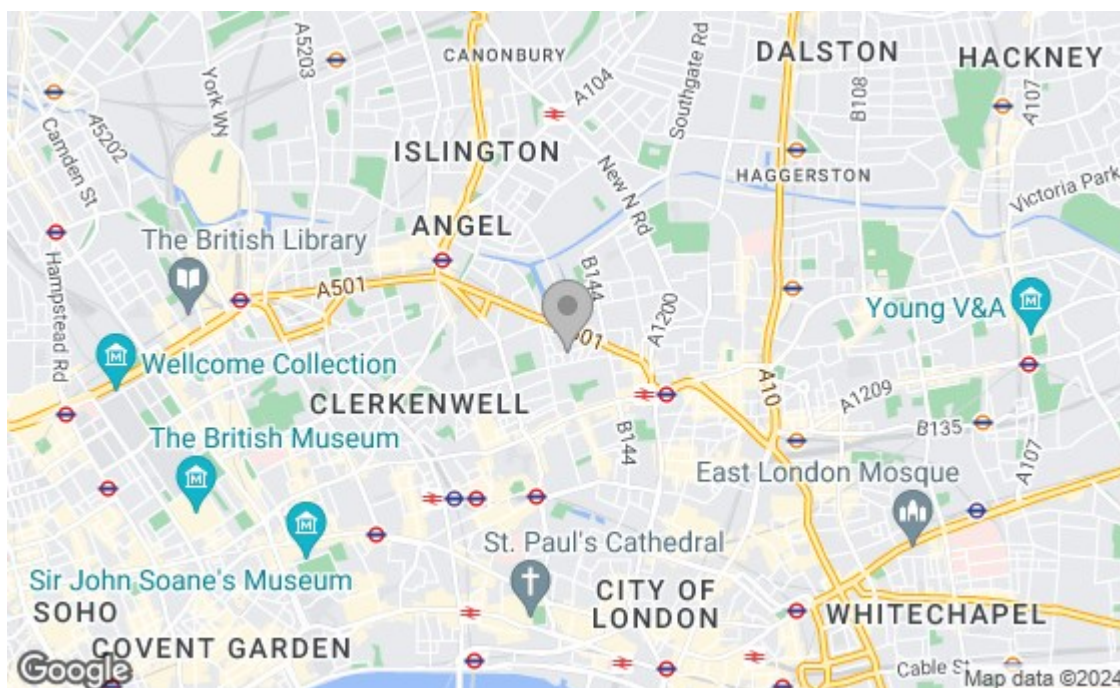
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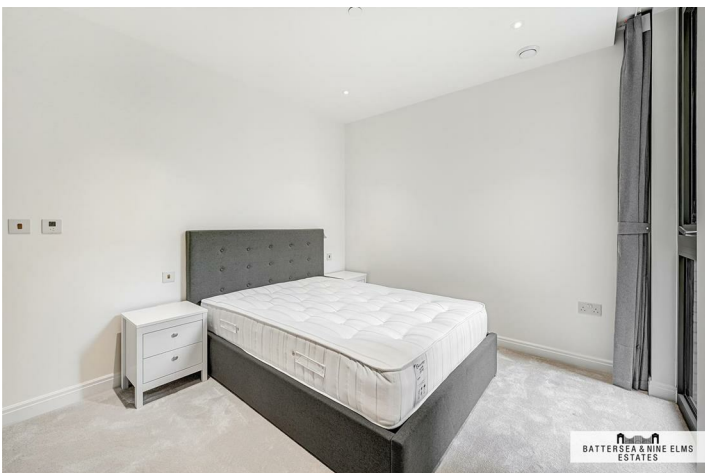
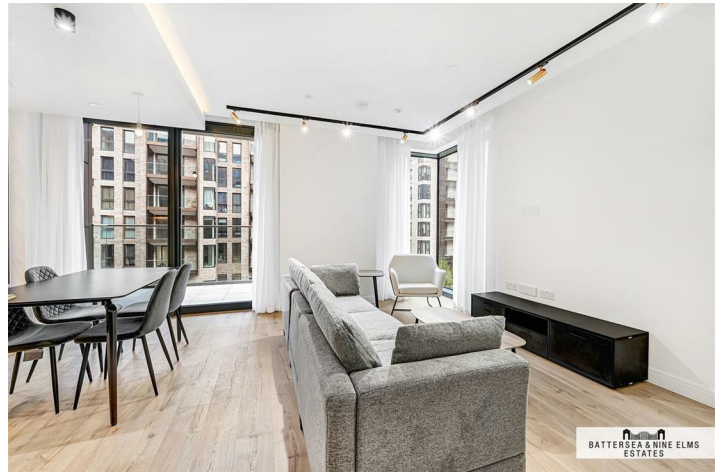
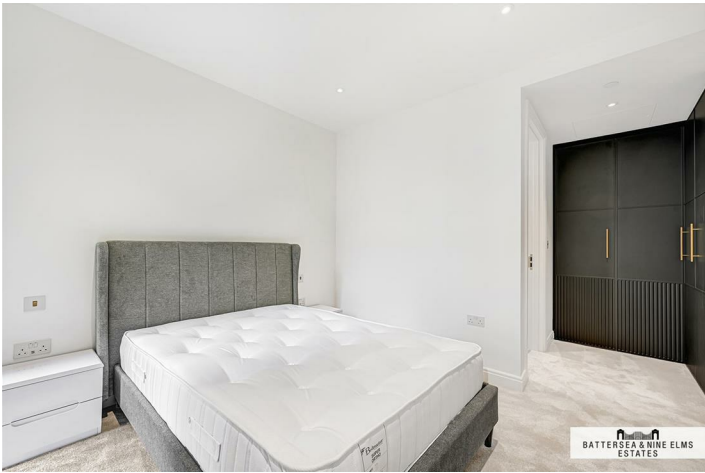
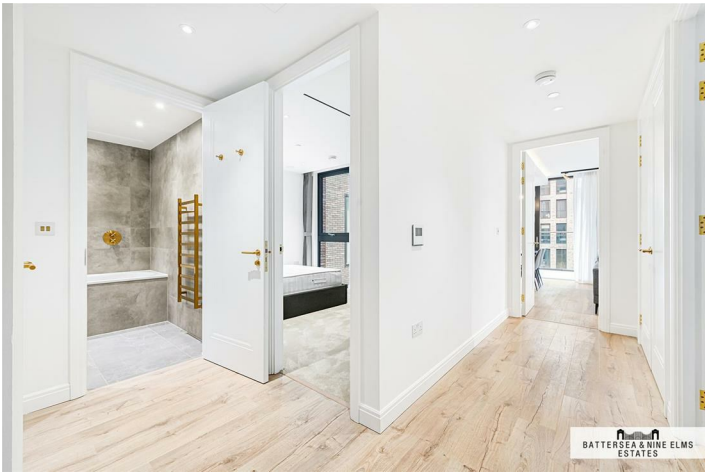
To check planning permission please visit Islington Council Website, Planning & Building Control

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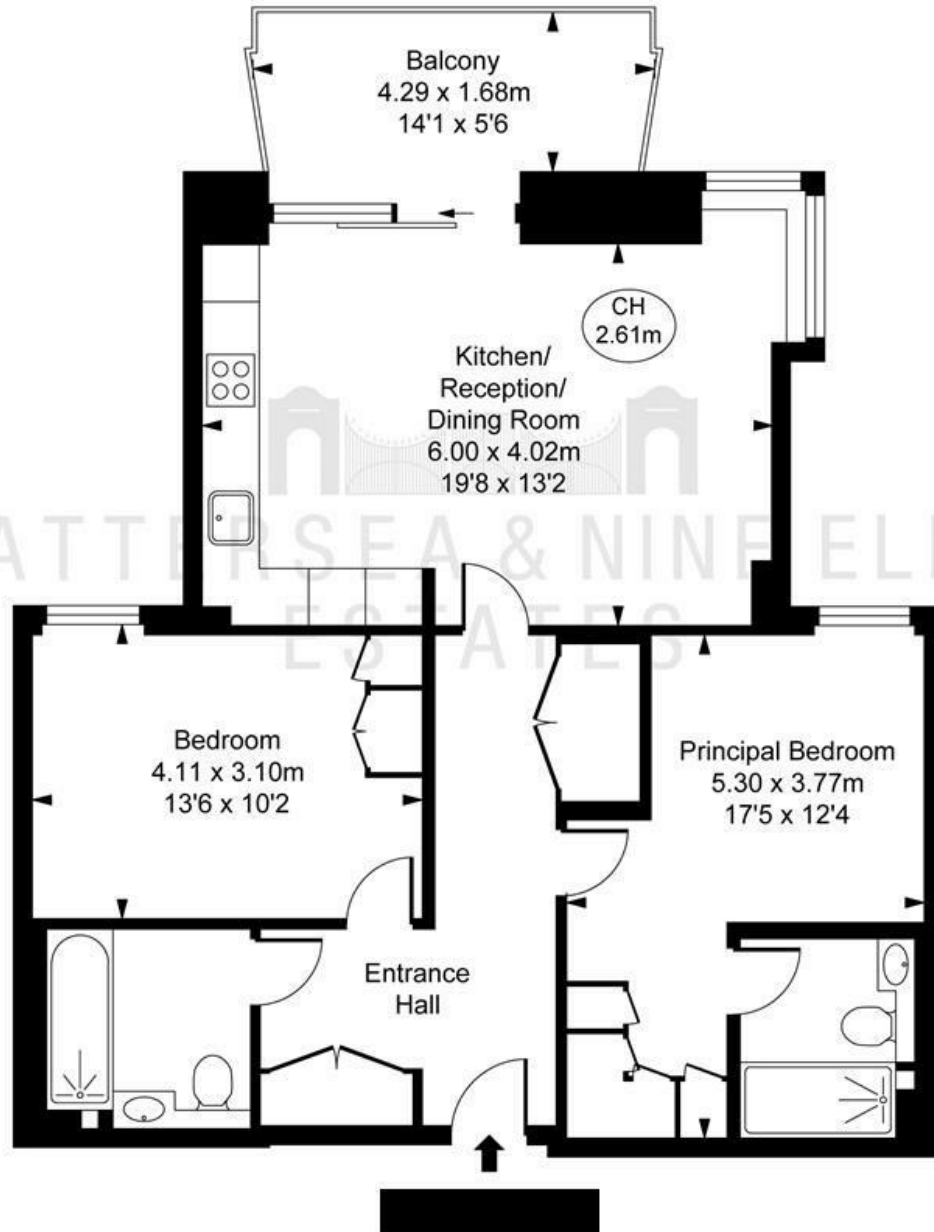


- Two bedrooms
- Two bathrooms
- 24 hour concierge
- Balcony
- A short walk to zone 1 transport links
- Gymnasium
- Swimming pool
- Sauna and steam room
- *Communal photos are computer generated images (CGI)





Vermont House,
Dingley Road, EC1V
Approximate Gross Internal Area
74.95 sq m / 807 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
		85	85				
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>EU Directive 2002/91/EC</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>		<small>EU Directive 2002/91/EC</small>	