



Book House, 261A City Road, London, EC1V 1AH

£575 Per Week

A Canal side apartment for rent within one of the City's most respected developments "The Lexicon"

"The Lexicon" is located on City Road within a 7 minute walk to Angel station & Upper Street, an 8 minute walk to Old Street and only a 15 minute walk to Moorgate

All residents within this development will benefit from full use of a stunning swimming pool, sauna, steam room and gym as well as 24 hour concierge and a business lounge

This apartment is on the 3rd floor and has stunning views of the Grand Canal. The accommodation comprises a spacious reception room with a state of the art kitchen, private terrace, double bedroom and a luxury bathroom

Comes furnished.

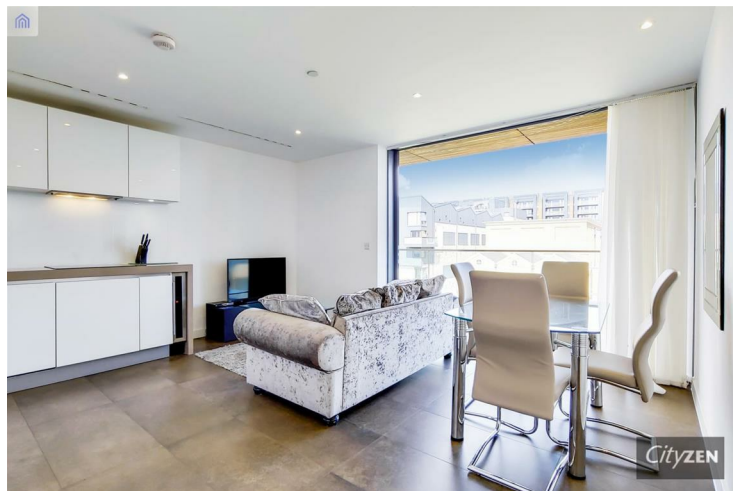
PROPERTY AVAILABLE FROM 08.07.2024

- Lexicon Building EC1V
- Furnished
- Stunning pool, sauna & steam room
- Available from 08.07.2024
- 1 bedroom apartment
- 7 mins walk to Angel
- Gym & concierge
- Canal side
- 8 mins walk to Old Street
- Water views

Book House, 261A City Road, London, EC1V 1AH



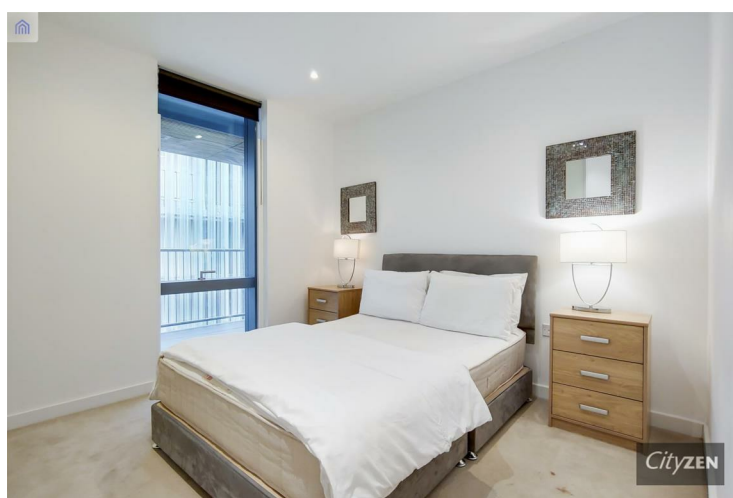
POOL



RECEPTION ROOM



BOOK HOUSE



BEDROOM



BOOK HOUSE



KITCHEN

Book House, 261A City Road, London, EC1V 1AH



BALCONY



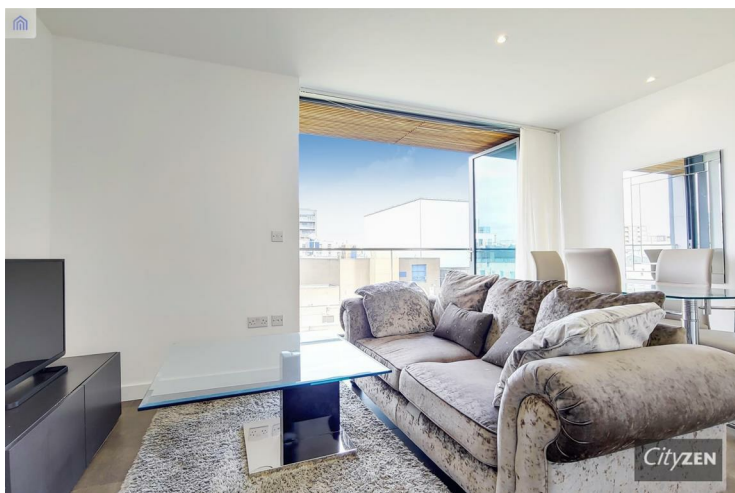
BEDROOM



RECEPTION ROOM



BATHROOM



RECEPTION ROOM



VIEW FROM BALCONY

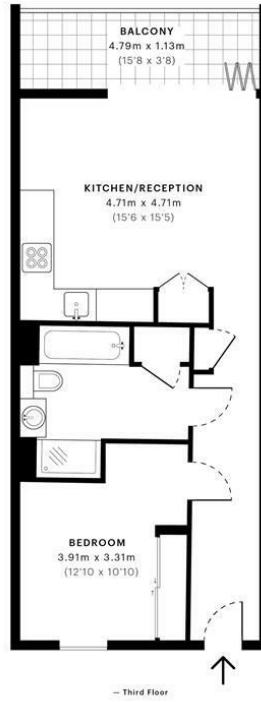
Book House, 261A City Road, London, EC1V 1AH



BOOK HOUSE



BOOK HOUSE



GROSS INTERNAL MEASUREMENTS
The footprint of the property
51.21 sqm / 551.22 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes common areas and head height
48.31 sqm / 520.00 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
5.39 sqm / 58.02 sqft

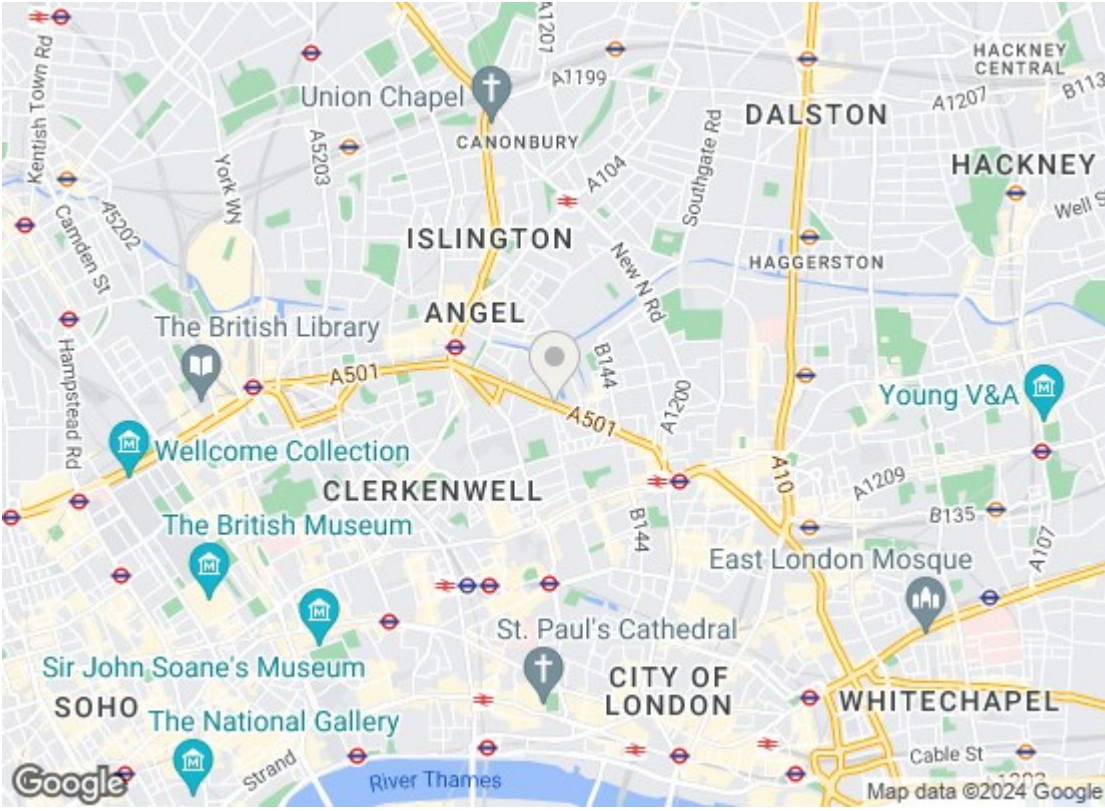
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

RICS Certified Property Measurer

SPS Residential: 56.16 sqm / 604.50 sqft
Area Measurement: 53.83 sqm / 579.43 sqft

SPIC ID: 5f8aac981c3f0a34923367



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.