



Book House

The Lexicon Building, EC1V

Asking Price £550,000

A bright and well-presented one double bedroom apartment set on the third floor of a popular modern development, set on and overlooking the City Road canal basin.



Book House

The Lexicon Building, EC1V

- One double bedroom
- Third floor apartment
- Large balcony
- Superb views directly across the Canal basin
- Easy access to both Old Street & Angel



A bright and well-presented one double bedroom apartment set on the third floor of a popular modern development, set on and overlooking the City Road canal basin. Accommodation is light filled and well balanced comprising; a spacious entrance hallway upon entry, leading to the large double bedroom, oversized and re designed bathroom suite, ample storage, with the spacious reception room housed at the rear of the apartment, semi open plan with the kitchen, and providing access to the large balcony, enjoying direct water views across the Canal basin. The development is extremely well positioned for access to Angel, the City, Hoxton, Shoreditch and Old Street. The immediate vicinity is also set to benefit from the significant development and investment that is already underway, not only around the canal basin itself with the plaza and 2 prestigious towers, but also with other schemes along City Road. Transport can be found at Angel Underground (Northern Line) & Old Street (Northern Line), both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International.

Tenure: Leasehold 126 years 2 months

Service Charge: £5136

Ground Rent: £526

Local Authority: Islington Council

Council Tax Band: E

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

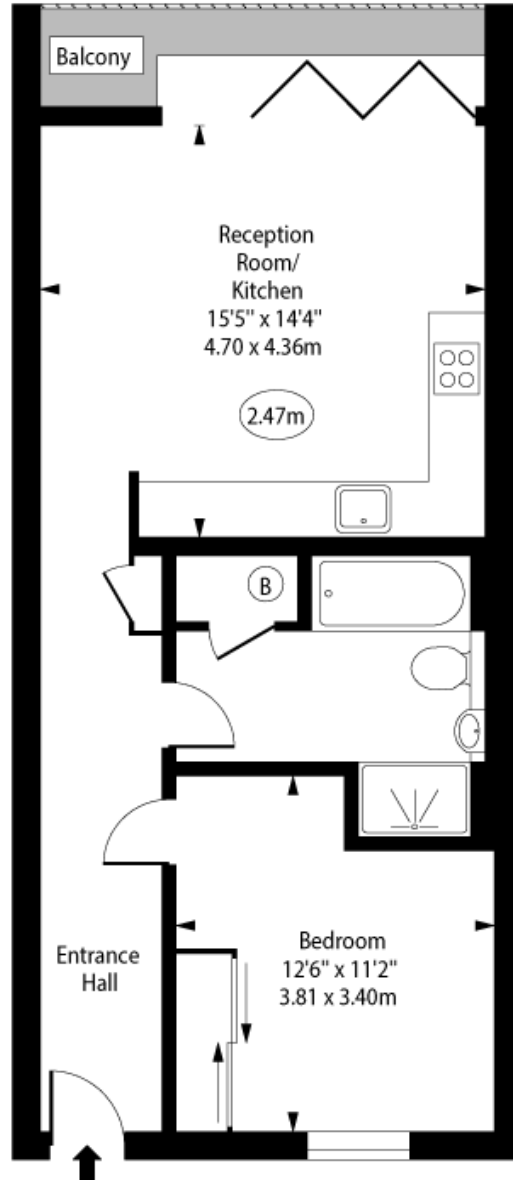
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[chestertons.co.uk](https://www.chestertons.co.uk)

Book House,
The Lexicon Building,
City Road, EC1V

○ - Ceiling Height



Third Floor

Approx Gross Internal Area 552 Sq Ft - 51.28 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 027082J

