



91 City Road, Aldgate
London EC1Y

GARTON JONES.COM



91 City Road, Aldgate
London, EC1Y

GARTON JONES.COM

49 Marsham Street Sales +44 (0) 20 7340 0480
London westminster@gartonjones.com
SW1P 3DP www.gartonjones.com

£598,000 Leasehold

A bright and spacious 2nd floor one bedroom apartment in this outstanding 24 hour portered development. Bezier Apartments is located at the junction of Old Street and City Road and is seconds from Old Street Underground Station (Exit 4) and a short walk in to The City. This property has been finished to a very high standard and boasts an open plan fully fitted kitchen, reception with access to a private full width terrace, double bedroom with fitted wardrobes, contemporary bathroom suite, under floor heating, comfort cooling and good storage. Additionally residents of the development will also have the benefits of a communal terrace with spectacular views of the London skyline as well as access to a gymnasium with sauna and steam room. Whitecross Street Market and a number of trendy cafes, bars and restaurants of Clerkenwell, Old Street and Shoreditch are moments away whilst the flat is just a short walk to Waitrose for shopping and from the world-renowned Barbican Arts Centre with its major art gallery, concert hall, theatres and cinemas as well as the LSO St Luke's music venue which is home to the London Symphony Orchestra. Bezier Apartments is situated just moments from the 'Tech Hub' that surrounds the Old street station area and is on the doorstep of Old Street Station and also just a short stroll from the City and Moorgate station. To the East is Shoreditch with its myriad clubs, bars and trendy eateries, while to the West is Clerkenwell, within easy walking distance.

EPC Rating B (81)

Leasehold: 125 years from Jan 2010 (Expiring 2135)

Ground Rent : £200 Per Annum

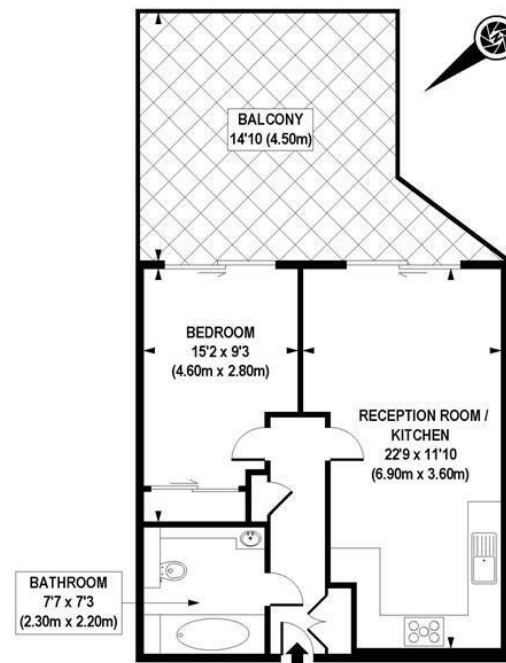
Service Charge: £3150 Per Annum

Council Tax Band E (London Borough of Islington)

- One Bedroom Apartment
- 487 Sq.Ft (45 Sq.M)
- 2nd Floor (Lift)
- Reception Room
- Open Plan Integrated Kitchen
- Large Private Terrace
- Under Floor Heating
- 24 Hour Porter
- Gymnasium With Steam Room And Sauna
- Moments From Old Street Tube



EPC certificate available on request.



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 487 sq. ft / 45.23 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

