

Frank Harris & Co.



Lexington Apartments, 40 City Road, EC1Y

£1,100,000

This lovely two bedroom flat has two double bedrooms, a bathroom, en-suite shower room, contemporary fitted kitchen and a double height reception room with full height, full width windows and large sliding door leading to a west facing terrace. Located on the third and fourth floor. (Top) There is a secure parking space with this property and a long lease.



Situated away from the road, The Lexington has an internal courtyard/ garden area for residents use and a gym. The Old Street roundabout area is currently being remodelled to make for a more pedestrian and cycle friendly environment.

Those working in the City can commute on foot and have access to the bars shops and restaurants in Clerkenwell, Shoreditch and Angel. Old Street is home to many amenities, a good selection of dining options to green spaces and cultural institutions. It is known for its vibrant nightlife and creative scene, with a wide variety of bars and clubs to choose from. There are several green spaces, including Hoxton Square and De Beauvoir Square.

Bunhill Fields is a Nonconformist burial ground close by, dating from the 1660's. It's the final resting place of John Bunyan, Isaac Watts, Daniel Defoe and William Blake, along with many other leading intellectuals, radicals and clergymen from the 17th, 18th and 19th centuries.

The nearest tube stations are Old Street (Northern line and National Rail) and Moorgate (Circle, Metropolitan and Hammersmith & City, Elizabeth and National Rail).

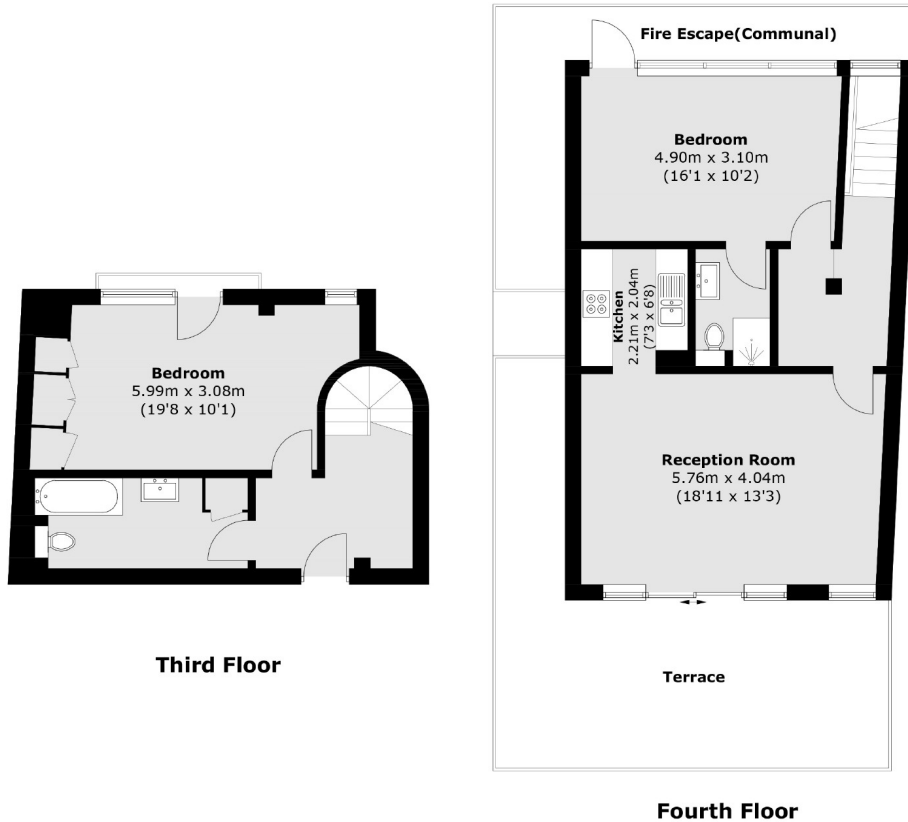
- Two bedroom duplex • Large west facing terrace • Long lease •
- Parking space • Residents Gym • 24 hour concierge •







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Total area (approx.): 90.0 sq. m (968.7 sq. ft)
Terrace area (approx.): 29.1 sq. m (313.2 sq. ft)

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

