



£900,000

City Road

London, EC1V 1AD

Set within Canaletto Tower is this 2 bedroom, 2 bathroom apartment spanning 895 square feet of internal space.

The 2nd floor apartment features a bright reception room with an abundance of natural light, open plan fully integrated kitchen and access to a large private wrap around balcony.

There are 2 good size double bedroom both which have their own contemporary designed en-suite bathrooms.

Set within a popular development designed by Dutch architect Van Berkel of UnSudio, the development boast a variety of amenities for residents including a 24 hour concierge service, private screening room, swimming pool, gymnasium and access to Club Canaletto with private sky terrace.

Set on the edge of City Road Basin which links directly to some of London's most dynamic and trend-setting neighborhoods—Hoxton, Clerkenwell, and Shoreditch—while also bordering the leafy residential streets of Islington and the rapidly expanding tech hub around Old Street. As a focal point of the major regeneration along Regent's Canal, City Road Basin is quickly emerging as one of London's most vibrant and desirable places to live.

There are a number of transport links including Old Street and Angel Underground Stations as well as a number of bus routes available from City Road.

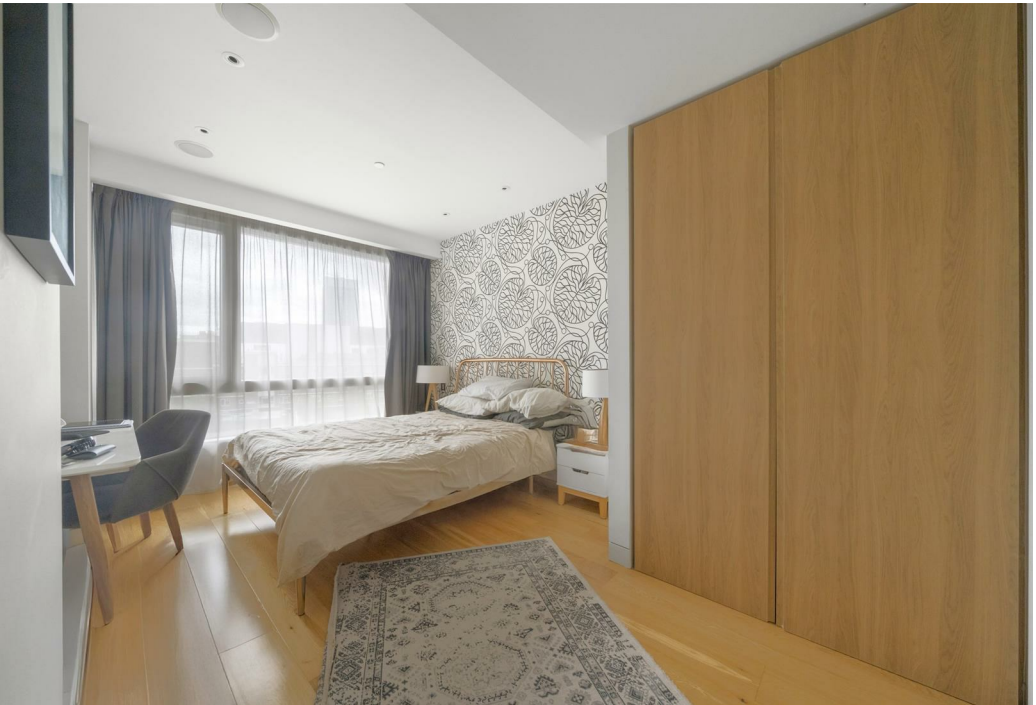
Leasehold: 983 years remaining

Service Charge: £9,504.62 per annum

Ground Rent: £550 per annum

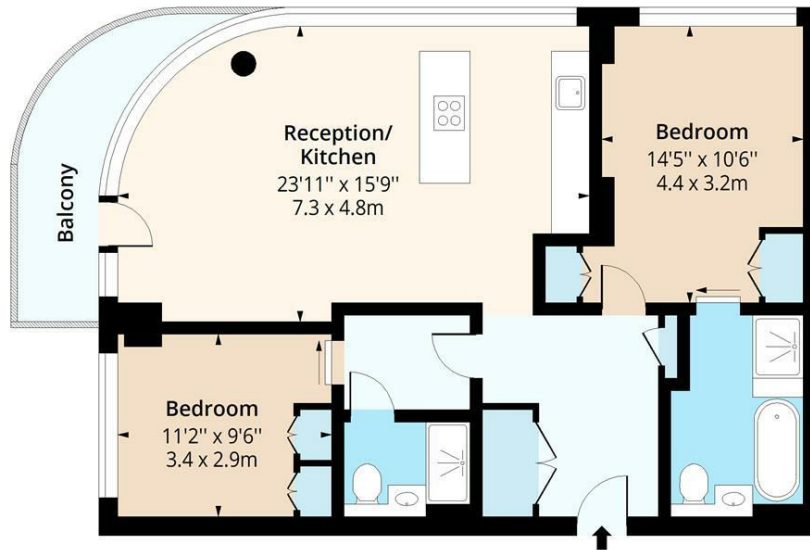
Council Tax: Band F





Canaletto Tower, EC1V

Approx. Gross Internal Area 895 Sq Ft - 83.15 Sq M
Approx. Gross Balcony Area 73 Sq Ft - 6.78 Sq M



Second Floor

Floor Area 895 Sq Ft - 83.15 Sq M

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 19/8/2025

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