



City Road, Old Street, London EC1V



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Perched on the 33rd floor of the iconic Atlas building, this three-bedroom lateral apartment offers breathtaking views of London, paired with elegant and luxurious interiors.

The current owners have enhanced the property with several high-end upgrades, including a state-of-the-art home automation and sound system. The apartment features integrated speakers throughout, a 7.1 surround sound home theatre in the living area, and voice-activated controls for lighting, heating, and blinds, ensuring effortless management of all home systems.



Guide price: £2,350,000

Tenure: Leasehold: approximately 989 years remaining

Service charge: £16,400 per annum, reviewed annually, next review due 2025

Ground rent: £750 per annum, reviewed every 15 years, next review due 2031

Local authority: London Borough of Hackney

Council tax band: G





Every detail of the apartment has been thoughtfully refined, with bespoke cabinetry elevating the overall aesthetic to an unparalleled level. Space optimization includes a reimagined entrance hall featuring custom-built storage, ideal for organizing shoes, coats, and bags neatly.

The light oak herringbone flooring, paired with a neutral color palette, amplifies the sense of space and brightness in the impressive reception room, which spans over 26 feet. The open-plan design integrates a substantial marble kitchen island, distinguishing the kitchen, dining, and living areas while maintaining a cohesive flow. With triple-aspect views over London, this space offers a stunning backdrop to complement its inspired interior. A south-westerly terrace, accessible from the reception area, provides unparalleled views towards the city and St Paul's Cathedral.

The kitchen is equipped with top-of-the-line Miele appliances, including a double oven and electric hob. Dark cabinetry contrasts beautifully with the sleek marble countertops and splashback, creating a sophisticated culinary space.

The principal bedroom suite has been enhanced with a luxurious emerald velvet headboard, adding a touch of opulence to the room. Adjacent to the bedroom is a large en suite with a full-size bath and access to a private terrace with westward views of London.

The second bedroom mirrors the apartment's refined style, featuring bespoke built-in cabinetry for ample storage. The third bedroom, accessible via sliding doors from the main reception area, offers flexibility for use as an additional bedroom or study.

Both bathrooms exude contemporary elegance, continuing the herringbone theme with dark tiles that complement the apartment's sleek design. Comfort cooling and underfloor heating ensure year-round comfort in every room.

Residents of this prestigious building enjoy a host of premium amenities, including 24-hour concierge service, an onsite swimming pool with a spa jacuzzi and sauna, a gym, a private cinema, and a residents' lounge.



Location

The Atlas Building offers a prime location, ideally situated near the vibrant amenities of Old Street and Shoreditch, with the popular Upper Street in Islington just a short stroll away. This apartment is particularly well-suited for professionals working in Silicon Roundabout or the City, thanks to its convenient positioning.

The surrounding area is brimming with award-winning dining and entertainment options, with standout venues like Gloria, Michelin-starred Lyles, and The Clove Club located around nearby Hoxton Square.

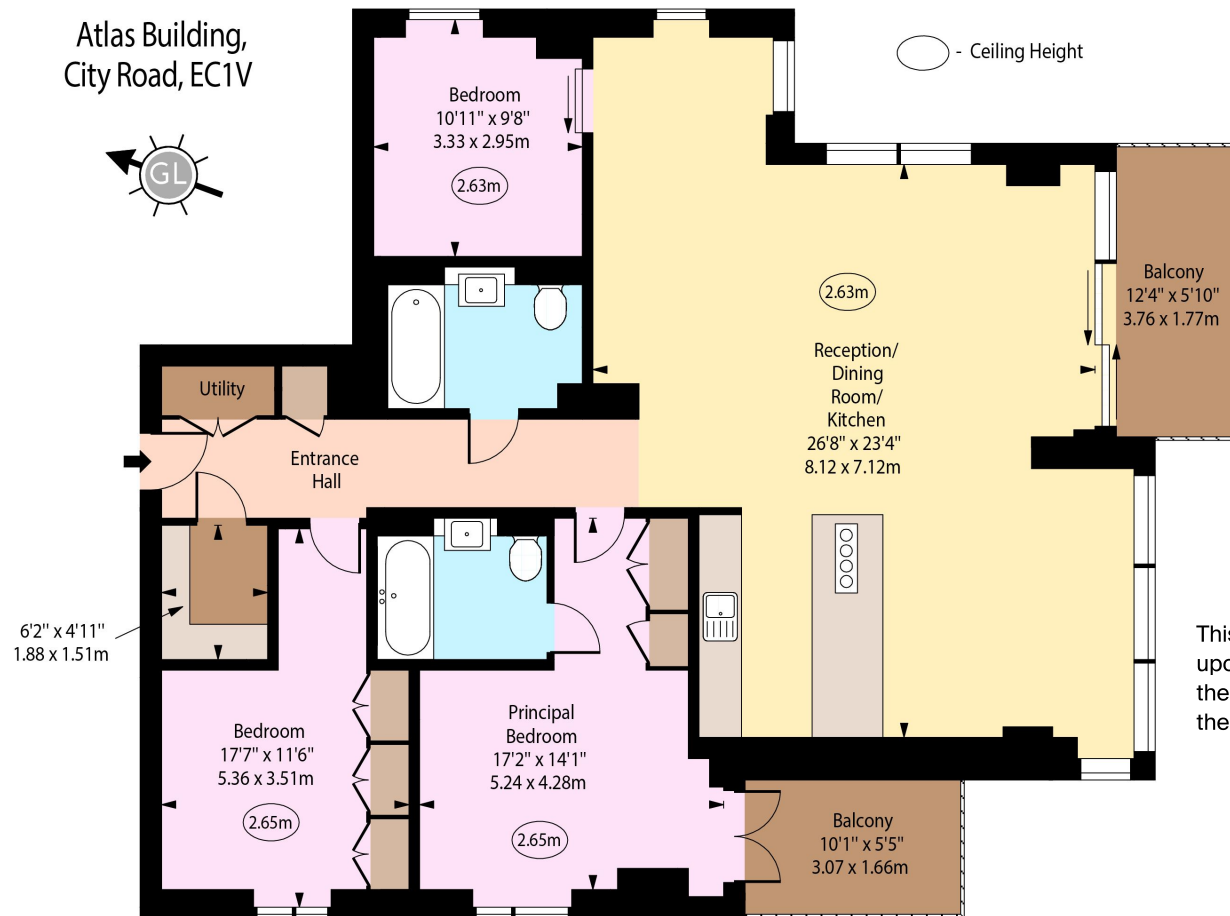
For transport, Old Street station is just moments away, offering swift access to both Underground and mainline services, connecting you to the City and West End in under 10 minutes. The recent addition of the Elizabeth Line at nearby Farringdon station provides a direct link to Heathrow Airport, while Gatwick Airport can be easily reached via a mainline service.

Additionally, Kings Cross station, home to the Eurostar, is also within easy reach.





Atlas Building,
City Road, EC1V



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Thirty Third Floor

Approx Gross Internal Area 1385 Sq Ft - 128.67 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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