



CITY ROAD
London EC1V



A MASTERPIECE IN MODERN DESIGN

An exceptional sub-penthouse in Canaletto Tower, with terraces and remarkable City views offerig 1,960 sq ft of refined living space.



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Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Leasehold, with approximately 983 years remaining

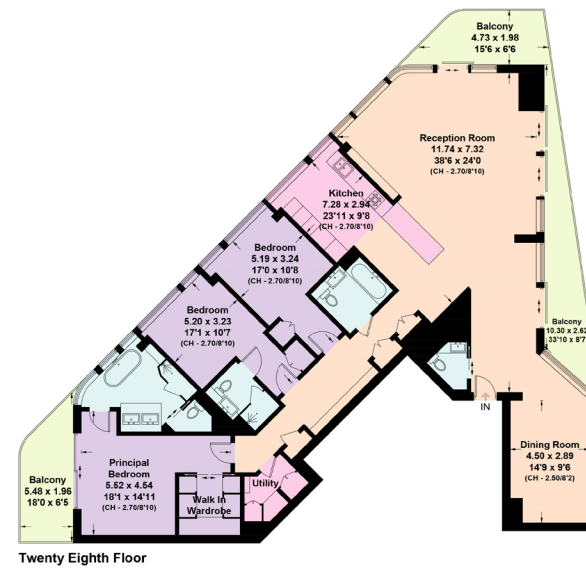
Ground rent: £750 per annum, reviewed every 25 years, next review due January 2025

Service charge: £25,403 per annum, reviewed annually , next review due 2025

Guide Price: £2,750,000

This elegant apartment features a spacious kitchen fitted with premium Gaggenau and Miele appliances, alongside generous integrated storage throughout. Its lateral layout offers three well-sized bedrooms, a semi-open plan kitchen and living area, a dedicated study, and a separate utility room. High-quality natural materials are paired with advanced smart technology to deliver a refined blend of luxury, comfort, and functionality.

Residents benefit from an exceptional range of amenities, including a 15m indoor pool, jacuzzi, sauna, steam room, fully equipped gym, cinema, snooker lounge, and Club Canaletto on the 24th floor, boasting panoramic views of the city. An underground parking space is included with the sale.



Approximate Gross Internal Area = 182.1 sq m / 196 - sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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