



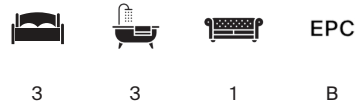
CITY ROAD

Old Street EC1V



A LATERAL APARTMENT WITH VIEWS OF THE CITY SKYLINE

An exciting opportunity to acquire this exceptional three bedroom,
three-bathroom apartment located on the 37th floor of the
prestigious Atlas Building.



Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Leasehold, approximately 988 years remaining

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

Service charge: £22,000 per annum, reviewed annually, next review due 2026

Guide price: £2,500,000



CITY ROAD OLD STREET EC1V

Offering breathtaking views across London's skyline, this beautifully designed residence spans over 1,650 sq ft and features high-end finishes throughout.

The expansive reception room and kitchen area, measuring an impressive 40 sq ft; offers a bright and contemporary open-plan living space, complete with floor-to-ceiling windows and access to a private balcony, ideal for relaxing or entertaining while taking in panoramic city views. The kitchen is sleek and fully integrated, designed and the living space benefits from wooden flooring.







The principal bedroom suite is generously proportioned includes a stylish en suite bathroom. Two further double bedrooms provide ample space for guests or a growing family, complemented by two additional modern bathrooms.

Comfort cooling and underfloor heating ensure year-round comfort in every room.

Furthermore, there is a private parking space in the underground car park.

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

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



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 distance away. This apartment is particularly well-suited for professionals working in Silicon Roundabout or the City, thanks to its convenient positioning.

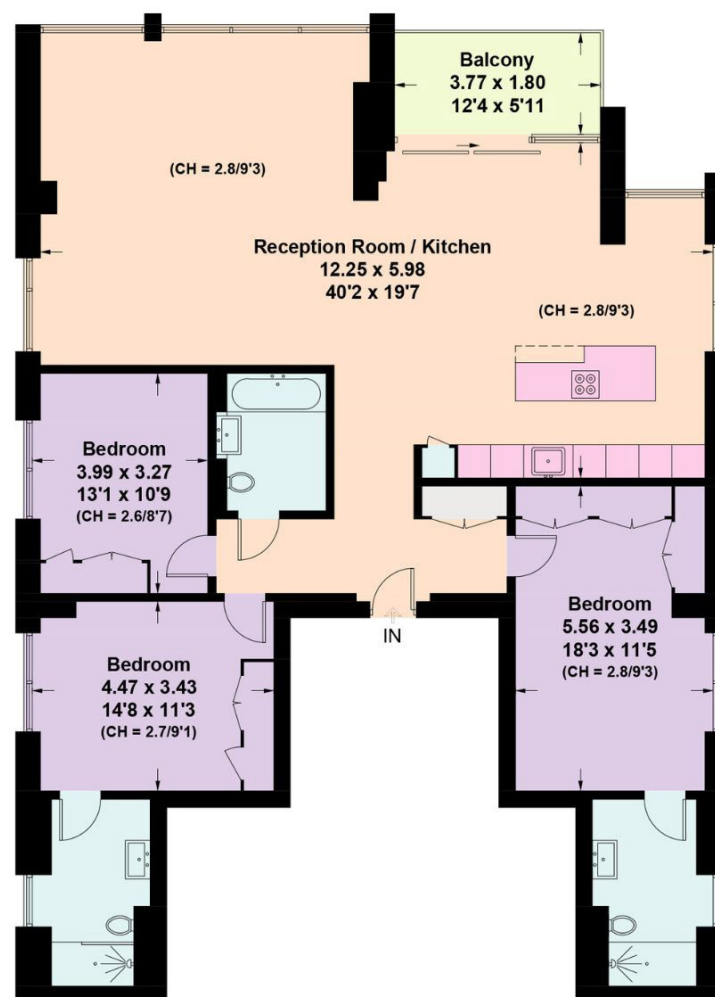
The surrounding area is brimming with award-winning dining and entertainment options, with standout venues like Gloria, Michelin-starred Lyles, and The Clove Club located around nearby Hoxton Square.

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









Thirty Seventh Floor

Approximate Gross Internal Area = 153.7 sq m / 1654 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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