



145 City Road London

£1,100 Per Week

A beautifully presented, high floor, two bedroom apartment with spectacular views of the city Skyline. Situated in the new development Atlas Building, this superbly located development offers a residents gym, swimming pool, media screening room and 24 hour concierge.

The property has been designed to a high specification including heating and comfort cooling and Siemens appliances including a washer / dryer and dishwasher.

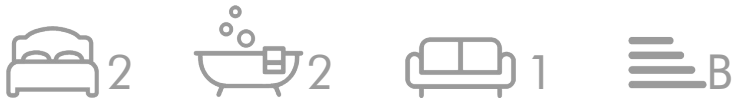
The Atlas Building is next to Old Street station and a short walking distance to the City, Shoreditch and Angel.

Council tax band : Hackney Council - F
Change of contract fee: £50 including VAT
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - £1100 (1 weeks rent, subject to agreed offer)

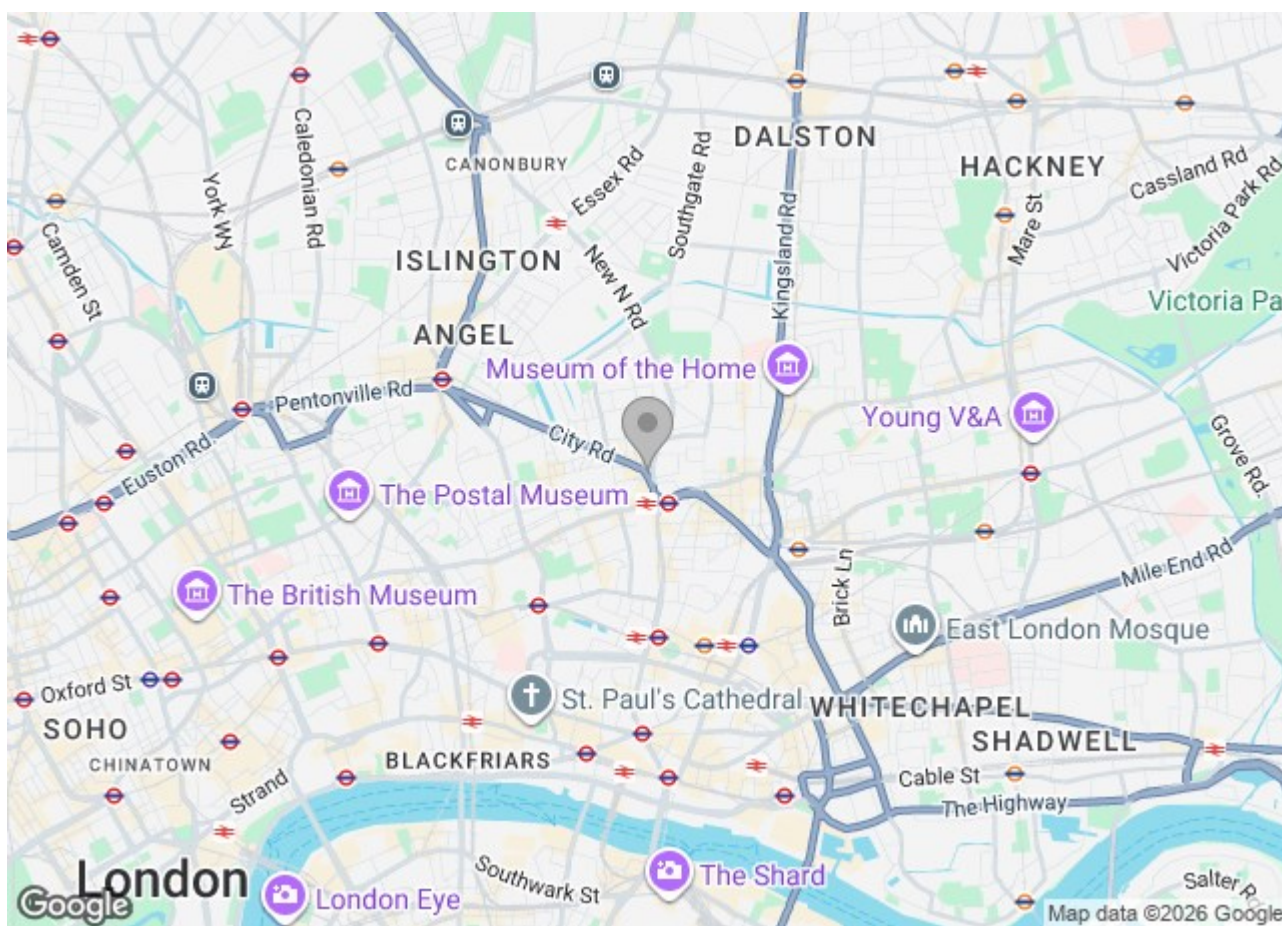
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Heating – Communal | Internet: Adsl

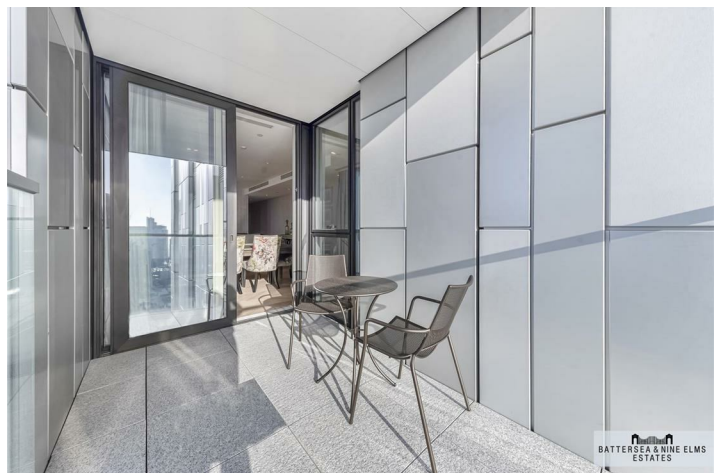
To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Hackney Council Website, Planning & Building Control

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- 2 double bedrooms
- 24 Hour concierge
- Cinema and lounge
- 2 bathrooms (both ensuite), 1 WC
- Gym & swimming pool
- Comfort cooling and underfloor heating
- Private balcony
- Sauna, steam room and hottub
- Minutes from Old Street Station





The Atlas Building, EC1
 Approximate Gross Internal Area
 108.1 sq m / 1,164 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENTS AND AREA FIGURES SUPPLIED BY OTHERS. ACCURACY IS NOT GUARANTEED.
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | 83 | 83 | Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |