



CITY ROAD

London EC1V



A THREE-BEDROOM APARTMENT IN EAGLE POINT, EC1V

The apartment offers approximately 2,145 sq ft of lateral space and uninterrupted skyline views across London.



Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Leasehold; approx. 238 years remaining

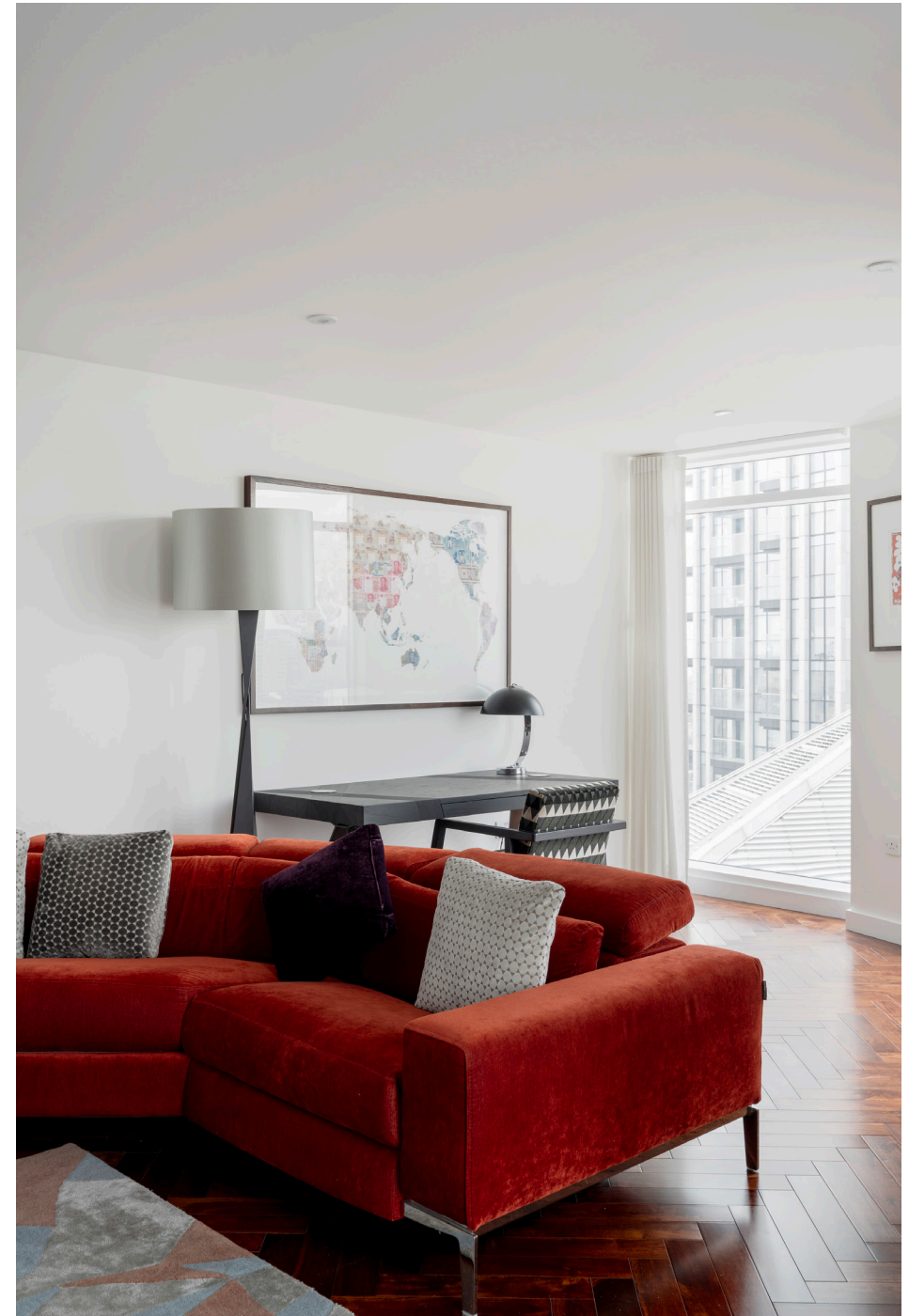
Ground rent: £1,110*

Service charge: £16,000*

<Price Type>: £2,750,000



This expansive home is designed around a sweeping open-plan reception, kitchen and dining area that spans the full curve of the façade. The space benefits from wooden flooring, generous proportions, and floor-to-ceiling windows that frame panoramic views of the capital, with clear sightlines to the London Eye, the Gherkin, the Shard, and other landmark buildings.







The kitchen is finished to a modern standard, with streamlined cabinetry and integrated appliances, creating a clean, functional environment for cooking and entertaining. A separate utility room adds further practicality.

The apartment offers three well-sized double bedrooms, each positioned to make the most of the far-reaching outlook. The principal bedroom includes extensive storage, a contemporary en-suite bathroom and access to a private terrace, providing an exceptional outdoor vantage point high above the city. The other two bedrooms also benefit from en suite, modern bathrooms.

The combination of its elevated position, extensive glazing and thoughtfully designed layout ensures the apartment is filled with natural light throughout the day. Furthermore, potential purchasers will benefit from unrivalled views with a South, West and Northely aspect throughout the apartment.

Residents benefit from 24 hour concierge service, a gym, a private cinema, a swimming pool and a sauna. The apartment also comes with an allocated private parking space.

*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

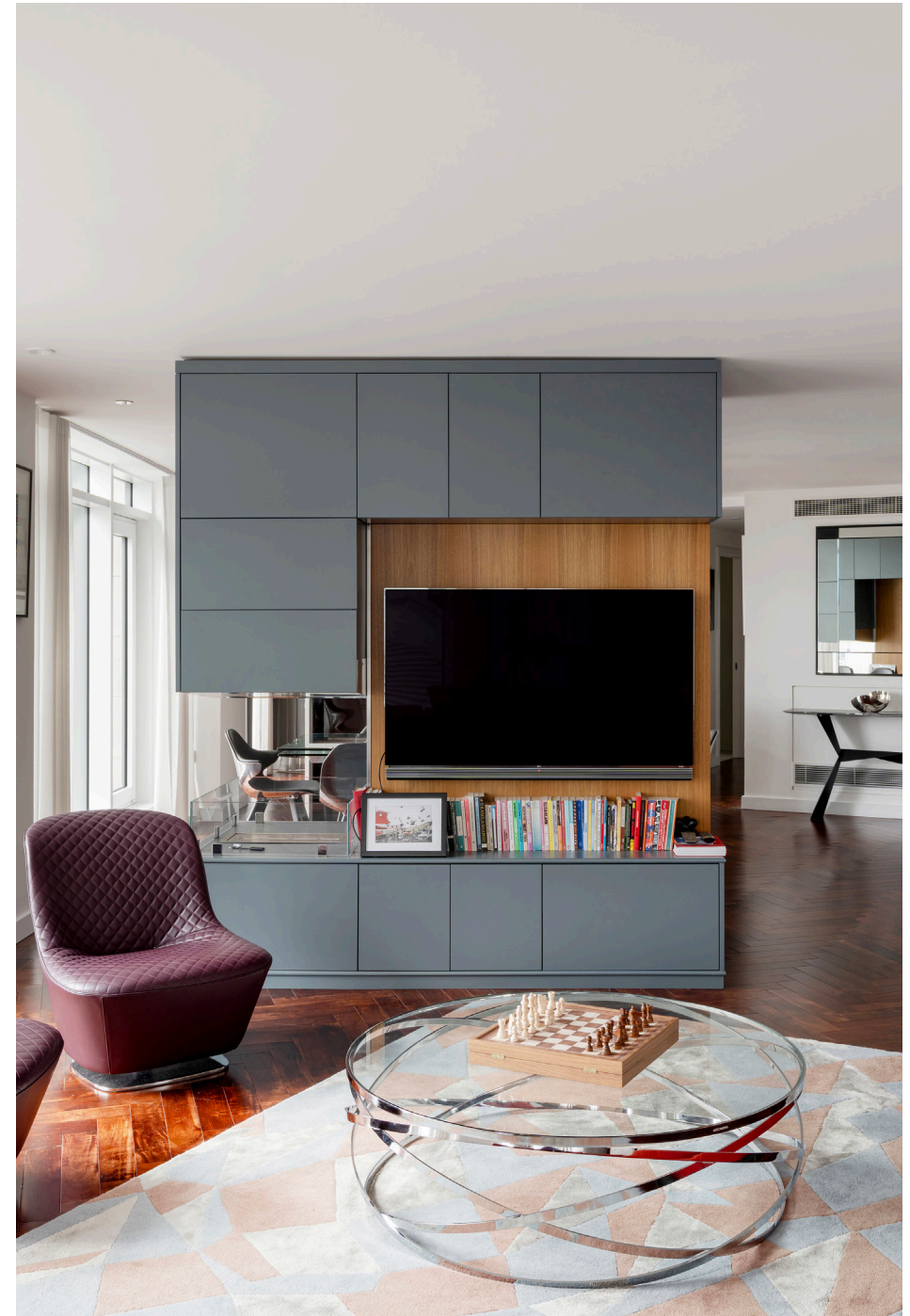
**We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek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



LOCATION

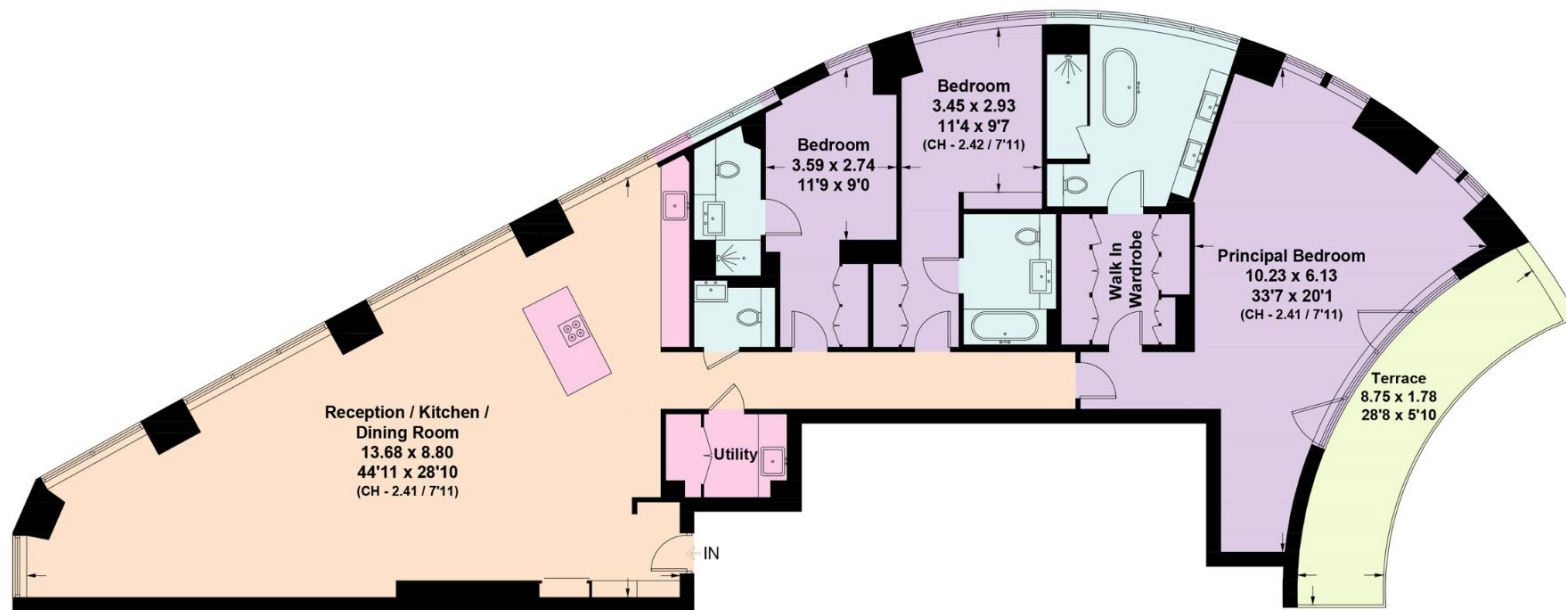
Eagle Point is positioned close to Old Street, placing the apartment within one of London's most well-connected tech and creative districts. Old Street station provides Northern Line services and National Rail links, offering fast routes across central London and beyond. Numerous bus services operate along City Road, delivering reliable connections toward the City, Shoreditch, King's Cross, Angel and wider London.

The immediate surroundings offer a strong mix of everyday amenities, including supermarkets, cafés, fitness centres and a wide selection of restaurants. Shoreditch, Clerkenwell and Angel are all easily reached from this location, each offering an extensive choice of dining, independent shops, bars and cultural venues.









Twenty Fifth Floor

Approximate Gross Internal Area = 199.3 sq m / 2,145 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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