



City Road

Islington, EC1Y

Offers in excess of £700,000

A spacious & bright 2 bedroom duplex apartment with its own private balcony overlooking Bunhill Fields set within a sought after modern development within a short distance to Old Street Station.

CHESTERTONS



City Road

Islington, EC1Y

- Bright & spacious duplex apartment
- Large living/dining space
- 2 double bedrooms
- Private balcony space
- Modern development with 24 hour concierge
- Within a short distance to Old Street Station.



A spacious & bright 2 bedroom duplex apartment with its own private balcony over looking Bunhill Fields set within a sought after modern development within a short distance to Old Street Station.

This well presented home comprises, a tiled family bathroom and 2nd double bedroom overlooking the communal gardens on the first floor. The 2nd floor features the principal bedroom with built in storage and its own ensuite shower room, a fully integrated kitchen area with ample storage, large reception/dining room space with access to the private balcony overlooking Bunhill Fields. This development benefits from a 24-hour concierge, residents' gym, bike storage and landscaped communal gardens. It features a brand new reception with spectacular aquarium and recently updated lifts.

The Lexington building is ideally located for access to the financial hub of the City, the technology centre of Old Street (Silicon Roundabout) which has stimulated significant growth and investment over recent years. Nightlife, bars, restaurants, boutique shops and galleries can be found, in Hoxton, Shoreditch and Clerkenwell, giving a vast array of choice within a small geographical area. Old Street (Northern Line & National Rail) is the closest Underground station.

Tenure: Leasehold 970 years 2 months

Service Charge: £6707.82 Includes building insurance & Water.

There is a separate annual contribution to the sinking fund of £2,683.74 in 2026

Ground Rent: £150 Ground rent will increase to £300pa on 01/12/2027

Local Authority: Islington

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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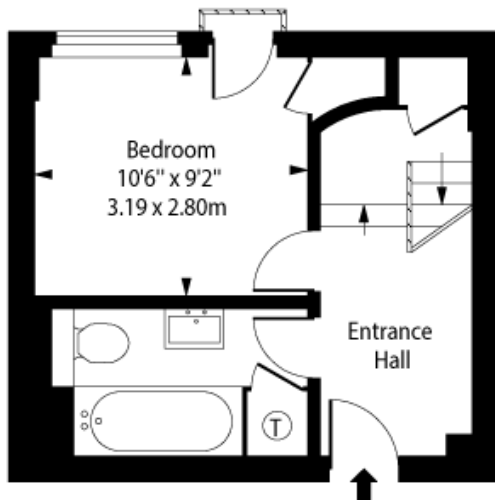
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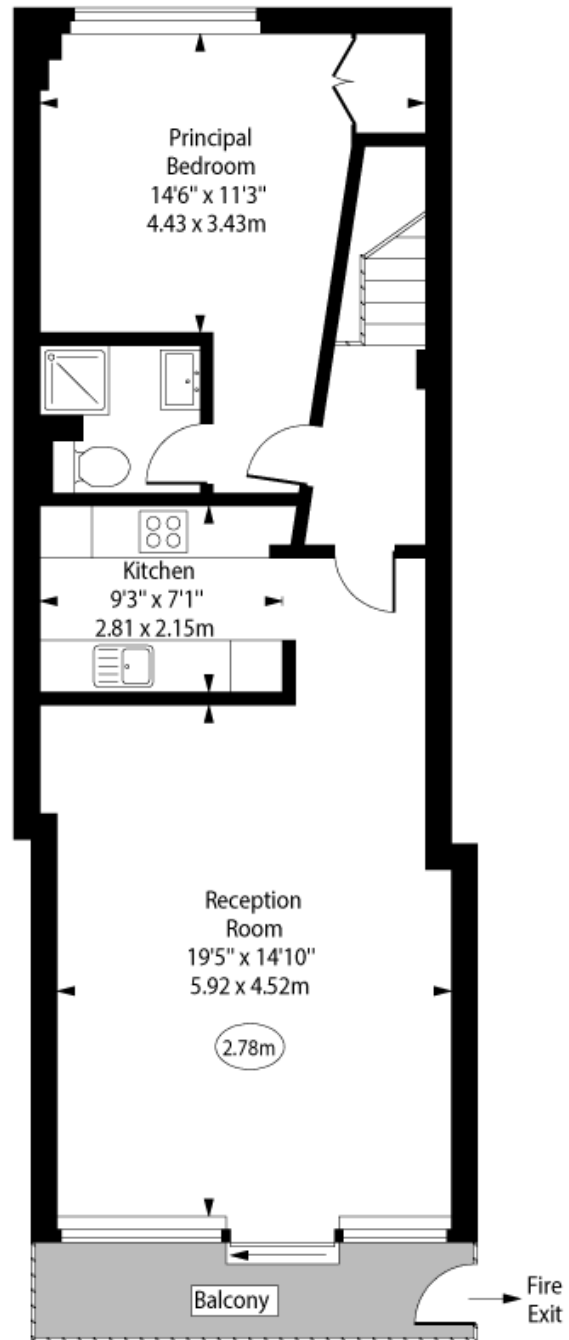
Lexington Apartments,
City Road, EC1Y



○ - Ceiling Height



First Floor



Second Floor

Approx Gross Internal Area

911 Sq Ft - 84.63 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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