



Canaletto Tower, 257 City Road, London EC1V 1AD



# Canaletto Tower, London, EC1V 1AD

## Leasehold (983 years remaining)

A contemporary apartment within the distinctive Canaletto Tower, offering modern canal-side living on the Shoreditch and City borders. Featuring a private covered balcony overlooking tranquil inner gardens.

### Key Features

- 1 Bedroom, 1 Bathroom
- 9th Floor
- 24-Hour concierge
- Council Tax: **E**
- Service Charge: **£9,112.86**
- Ground Rent: **£450**
- Excellent transport links
- EPC: **C**

This well-proportioned one-bedroom apartment spans 659 square feet and features a private covered balcony overlooking the development's peaceful inner gardens, providing a serene outdoor retreat within the city. The contemporary interior offers bright, modern living spaces designed for comfortable urban life, whilst residents enjoy exclusive access to a 24-hour concierge service, fully equipped gymnasium, and versatile entertainment lounge, ensuring every aspect of modern living is catered for.

The location places you at the heart of one of London's most exciting districts, where the creative energy of Shoreditch meets the professional pulse of the City. The area has evolved into a thriving hub for tech companies, innovative businesses, and cultural venues, creating a neighbourhood that buzzes with possibility. From independent coffee shops and acclaimed restaurants to the weekend bustle of Columbia Road Flower Market and the urban cool of Boxpark Shoreditch, the local lifestyle offers endless variety.



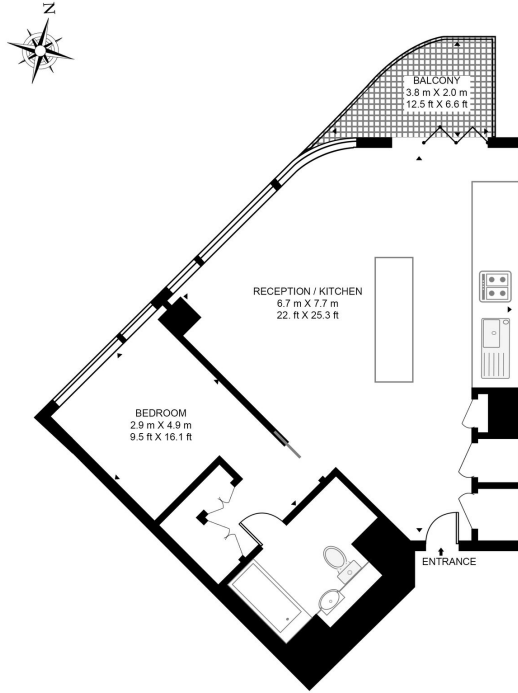






## CANALETTO TOWER

APPROXIMATE GROSS INTERNAL FLOOR AREA 659 SQ.FT (61.2 SQ.M)



NINTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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