



Canaletto Tower, 257 City Road, London, EC1V 1AE

 1 Bedroom

 1 Bathroom

 1 Reception Room



# Canaletto Tower, London, EC1V

Leasehold (983 years remaining)

A stunning residence within the prestigious Canaletto Tower, featuring an exceptionally spacious curved balcony and sweeping panoramic views across the London skyline. This sophisticated apartment offers contemporary living at the vibrant crossroads of Islington and Shoreditch.

## Key Features

- One bedroom, One Bathroom
- Beautifully presented
- Concierge & Gym amenities
- Council Tax: **E**
- Service Charge: **£8,760 P/A**
- Ground Rent: **£450 P/A**
- Excellent transport links
- EPC: **B**

This immaculate apartment is set on the 12th floor of Canaletto Tower. Exquisitely designed the space boasts tasteful touches and décor elevating an already stunning development. Boasting over 715 SQ FT of lateral space, the property is comprised of a South West facing balcony, an enormous kitchen/reception, large double bedroom, exceptional bathroom and a walk in wardrobe. In addition to already providing high spec appliances, this particular apartment supplies a secret TV cupboard, a hot tap and a variety of other tidy upgrades. Bright and beautiful views across the city can be seen elegantly from the balcony and so too out of the floor to ceiling windows.

Additional installations include; Sonos speakers throughout, Wine cooler, Breakfast Bar, Bespoke lounge unit (with motorised pop-up TV) cabinet, built in bedside cabinets and an Ottoman (underbed storage) bed to name a few. Moreover, a parking space can also be purchased separately should it be required.



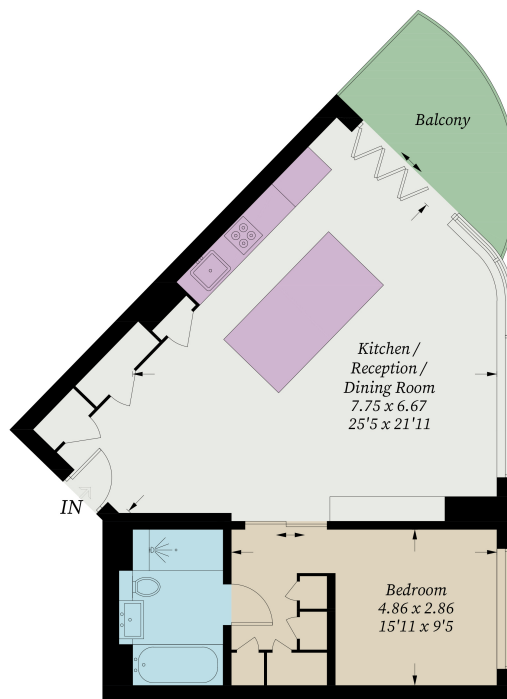






## Canaletto Tower, EC1V

Approximate Gross Internal Area = 65.4 sq m / 705 sq ft



### Twelfth Floor

*Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310876)*

The Walbrook Building  
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