

PRICE GUIDE

**£800,000**

**City Road**

London, EC1V 2NR

LEYSIAN MISSION

GDK

NOW RECRUITING

Guide Price: £800,000 - £850,000

This rare triplex apartment is available for sale within a Grade II Listed iconic building on City Road.

The property boasts a modern kitchen open to the reception area, a downstairs W/C, a utility cupboard, and patio doors leading to a Juliet balcony.

A wooden staircase leads to a mezzanine bedroom overlooking the reception room, featuring a large built-in cupboard and an en-suite bathroom.

Another staircase leads to the third floor, ideal as a second bedroom or additional reception space. This level includes a separate sleeping area, reception area, a bathroom with a shower cubicle, and access to a private balcony.

The development offers a concierge service and two communal roof terraces for residents to enjoy.

Located on City Road with convenient access to Old Street, Angel, and Barbican stations, along with numerous bus routes, it's a prime location for both corporate and creative professionals.

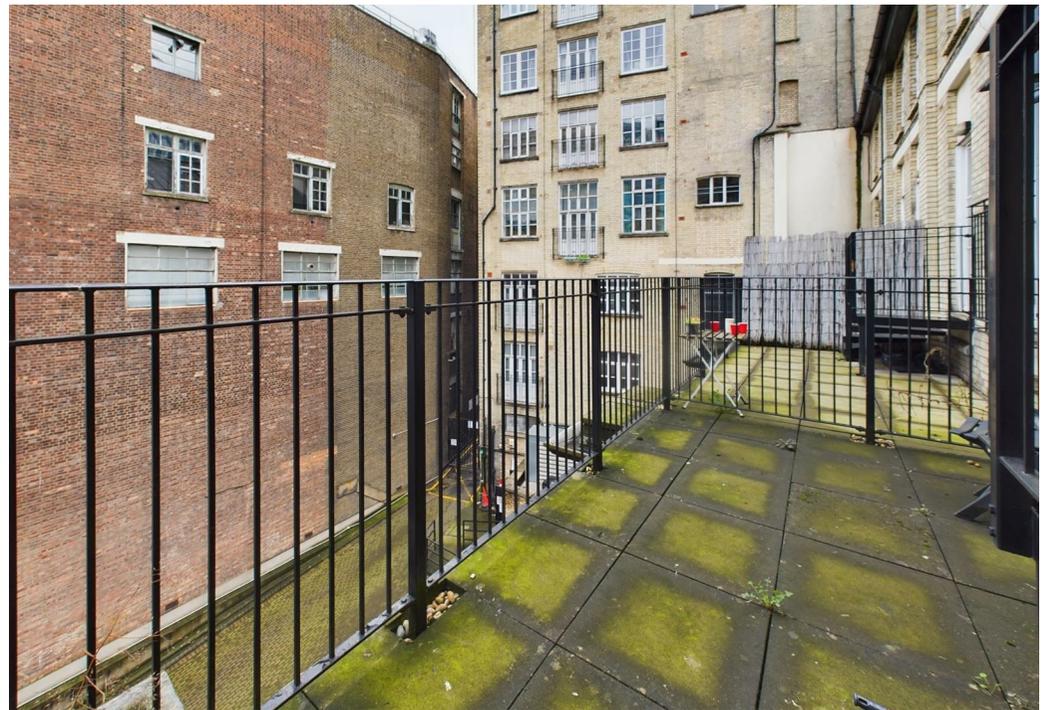
Tenure: Share Of Freehold (985 remaining)

Service Charge: £3822 per annum

Ground Rent: £200 per annum

Council Tax: Band E







**Approximate total area<sup>1)</sup>**  
 94.06 m<sup>2</sup>  
 1012.46 ft<sup>2</sup>

**Balconies and terraces**  
 12.28 m<sup>2</sup>  
 132.18 ft<sup>2</sup>

**Reduced headroom**  
 1.5 m<sup>2</sup>  
 16.11 ft<sup>2</sup>

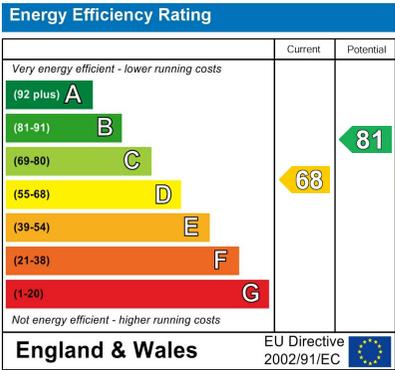
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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