



Galaxy House

32 Leonard Street, EC2A

Asking Price £900,000

This impressive two double bedroom apartment situated on the fourth floor of this stylish development with its own private terrace with skyline views all within a short distance to Old Street station.

CHESTERTONS



Galaxy House

32 Leonard Street, EC2A

- Impressive 2 double bedroom apartment
- Bright reception room space
- Private terrace with city views
- 2 bathrooms
- Within a short distance to Old Street & Liverpool Street stations



This impressive two double bedroom apartment situated on the fourth floor of this stylish development with its own private terrace with skyline views all within a short distance to Old Street station.

This highly impressive property comprises, a bright reception room with room for a large dining table and a tucked away kitchen space that is well equipped with a wine fridge and breakfast bar, off the reception room there is double doors leading to the private terrace with city views. The principal bedroom has built in storage and a fully tiled ensuite shower room, the second double bedroom has large built-in wardrobes, the family bathroom is stylish with exposed brick.

Galaxy House is located on Leonard Street on the Eastern fringe of the City between Shoreditch, Clerkenwell and Islington, offering quick and convenient access in to the Square Mile, and is just south of Old Street Station which offers Northern Line tube and mainline train services. The property is ideally positioned for those looking to take advantage of the vast selection of shops, bars and restaurants the area offers and in particular the local amenities that can be found in the Shoreditch Triangle and Spitalfields. Old Street, Liverpool Street, Shoreditch High Street and Moorgate stations are all within walking distance. The regeneration of Old Street, with its many technology companies having made it their home in recent years, has given the area the name Silicon Roundabout. When Crossrail opens one will have fast access to London's major airports from Liverpool Street station.

Tenure: Leasehold 101 years 6 months

Service Charge: £5196 Service charge includes building insurance. Separate £888 reserve fund contribution per annum.

Ground Rent: £250. Ground rent doubles every 25 years, next increase is 2029

Local Authority: (1068) Islington Council

Council Tax Band: F

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

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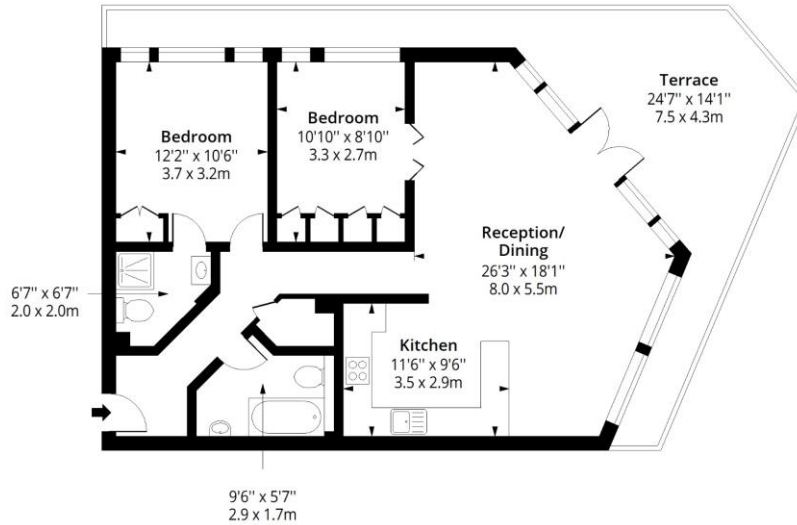
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Galaxy House, EC2A

Approx. Gross Internal Area 894 Sq Ft - 83.05 Sq M
Approx. Gross Terrace Area 327 Sq Ft - 30.38 Sq M



Fourth Floor

Floor Area 894 Sq Ft - 83.05 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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