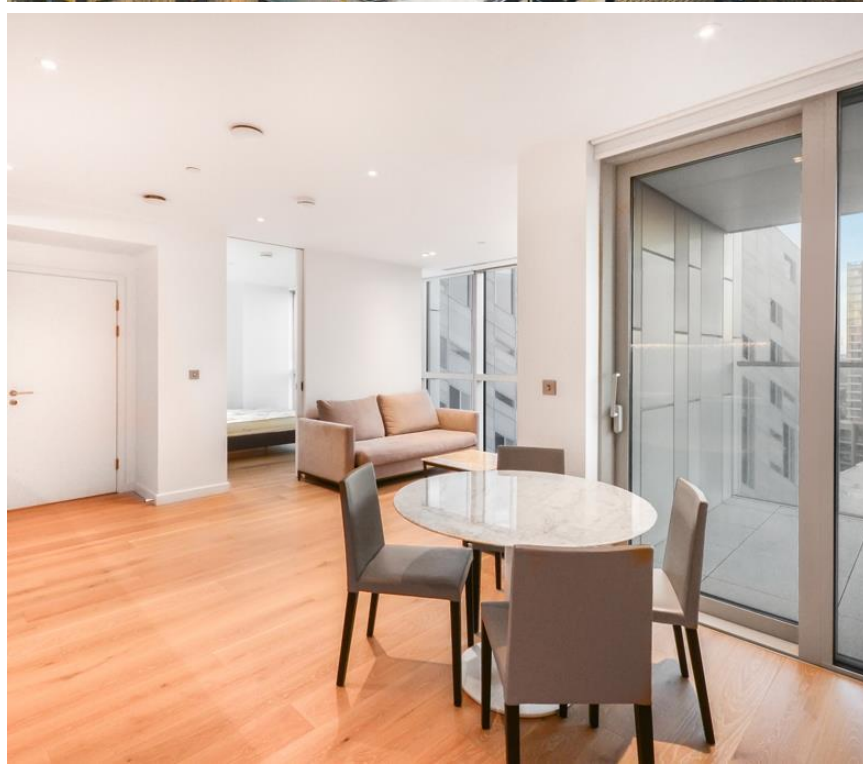




## City Road, London EC1V

Guide price £560,000 Leasehold





# Description

Nestled in the heart of London's dynamic Tech City, this exceptional one-bedroom apartment within the prestigious Atlas Building offers contemporary urban living at its finest. The thoughtfully designed residence showcases modern architecture with floor-to-ceiling windows that flood the space with natural light, creating a bright and airy atmosphere throughout. The dual aspect bedroom maximizes both light and space, while the private balcony provides a tranquil outdoor retreat overlooking the bustling cityscape below. The apartment comes fully furnished to an exceptional standard, ensuring immediate comfort and convenience for discerning tenants seeking a seamless move-in experience.

Residents enjoy exclusive access to an impressive array of premium amenities including a swimming pool and spa facilities for relaxation and wellness, a private cinema room for entertainment, and a dedicated business lounge perfect for remote working or informal meetings. The 24-hour concierge service ensures security and convenience around the clock, catering to the needs of modern urban professionals.

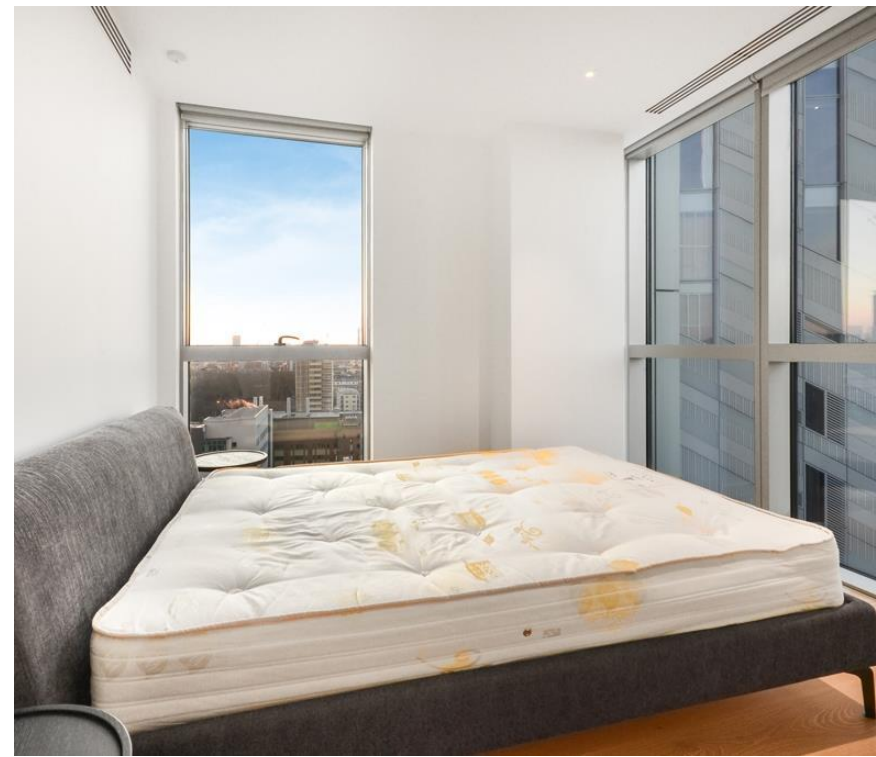
Leasehold 988 years (exp. 31/12/3013)

Ground Rent: Approx. £500 pa

Service Charge: Approx. £7,465 pa

Council Tax Band: E

EPC Rating: B



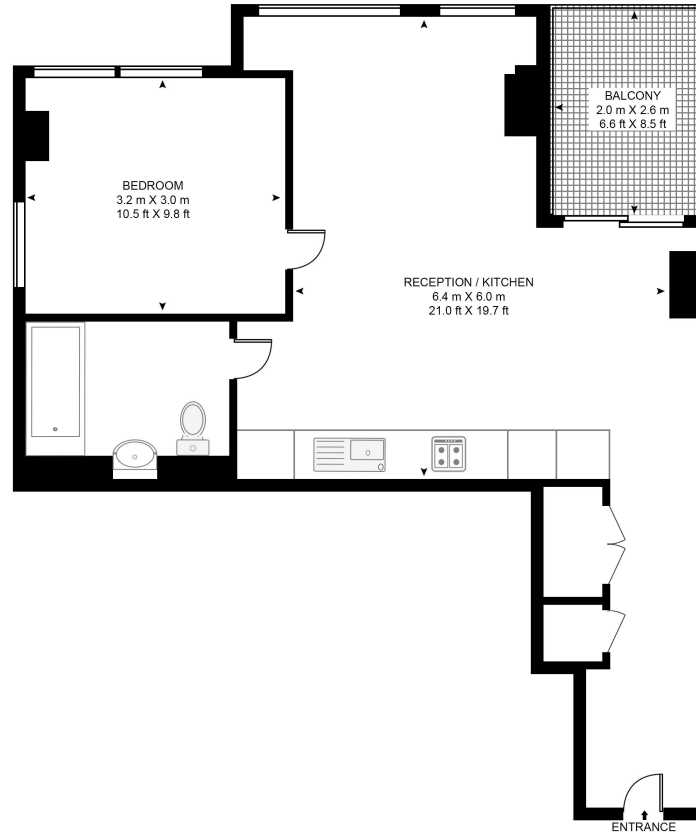
- Private balcony
- Dual aspect bedroom
- Floor-to-ceiling windows
- Swimming pool access
- Spa facilities available

- Private cinema room
- Business lounge access
- 24-hour concierge service
- Premium furnished apartment

# Floorplan

585 sq ft | 54 sq m

**ATLAS BUILDING, 145 CITY ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA 585 SQ.FT (54.4 SQ.M)



THIRTEENTH FLOOR

**HDVA**

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.  
WWW: [hdvirtualart.com](http://hdvirtualart.com) | TEL: 0203.974.1567 | EMAIL: [info@hdvirtualart.com](mailto:info@hdvirtualart.com)

City  
25 Walbrook The Walbrook  
Building,  
London EC4N 8AF  
+4420 7337 4000

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