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Book House, City Road, London, EC1V 1AH

£470,000

A 1 bedroom canal side apartment for sale within one of the City's most respected developments 'The Lexicon'

'The Lexicon' is located on City Road within a 7 minute walk to Angel station & Upper Street, an 8 minute walk to Old Street and only a 15 minute walk to Moorgate.

Residents within this development benefit from use of a stunning swimming pool, sauna, steam room and gym as well as 24 hour concierge and a business lounge.

This apartment is on the 4th floor and has stunning views of the Grand Canal. The accommodation comprises a spacious reception room with a state of the art kitchen, private terrace, double bedroom and a luxury bathroom Suite.

GROUND RENT £526 PA / SERVICE CHARGE £2938 PA / LEASE 125 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- Part of The Lexicon
- 4th floor
- Stunning pool, sauna & steam room
- Chain free sale
- 1 bedroom apartment
- 7 mins walk to Angel
- Gym & concierge
- Canal side development
- 8 mins walk to Old Street
- Water views

CityZEN Investments Limited. Registered in England number 05303135. Registered office 2 Mountview Court, 310 Friern Barnet Lane, London N20 0YZ

Book House, City Road, London, EC1V 1AH

BOOK HOUSE

BEDROOM

BATHROOM

BEDROOM

BEDROOM

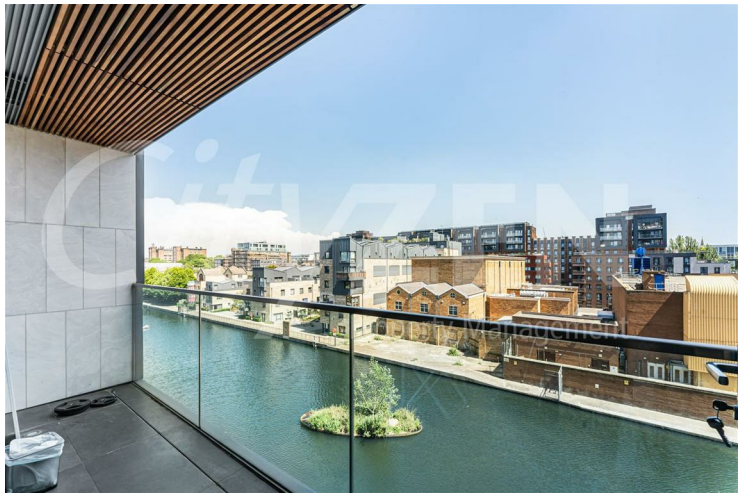
RECEPTION

Book House, City Road, London, EC1V 1AH

KITCHEN

BALCONY/VIEW

RECEPTION



BALCONY/VIEW

RECEPTION

VIEW

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VIEW

KITCHEN

BOOK HOUSE

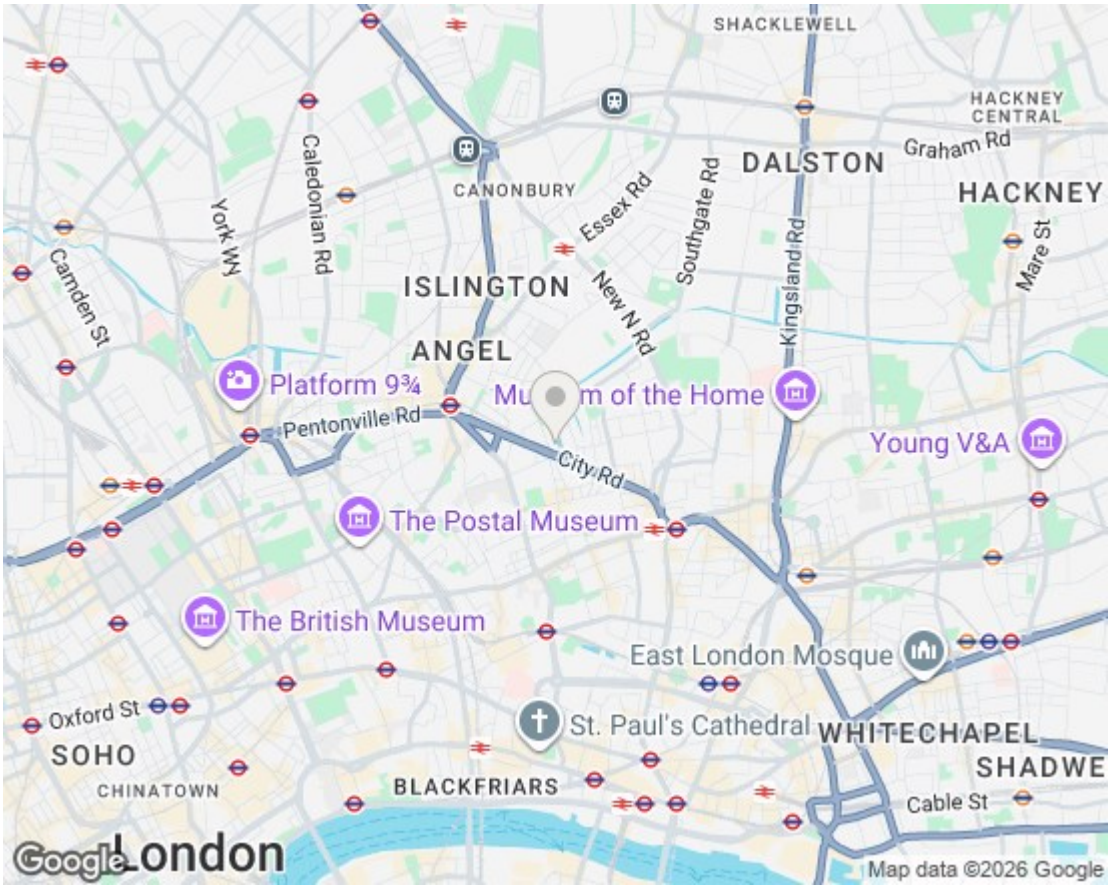
Approximate Gross Internal Area 544 sq ft - 51 sq m

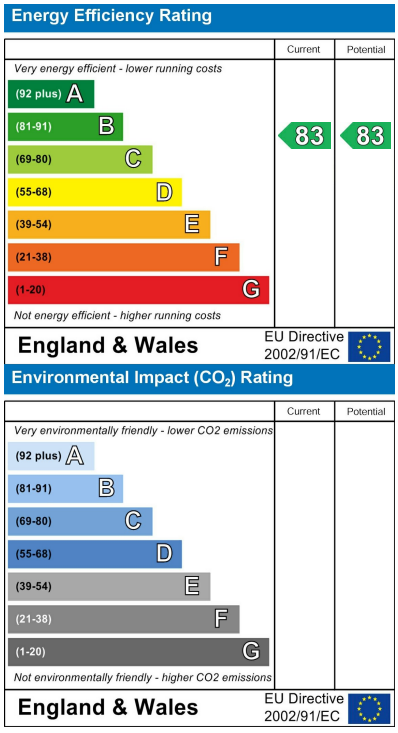
Fourth Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CityZEN Property Management





We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.