

£450,000 Leasehold

Fable Apartments, 261c City Road, London EC1V 1AP



- Fourth Floor (building has a lift)
- Stylish Bathroom
- Large Communal Cycle Store
- Short Walk from Angel/Old Street
- Approx. 476 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- On-Site Gym/Spa
- Barbican/Moorgate/Liverpool St in Easy Reach

GENERAL DESCRIPTION

This immaculately-presented apartment is the fourth-floor corner unit so benefits from a reception room with an additional side window. The kitchen is open-plan with pale units, a contrasting worktop and integrated appliances. The bedroom also gains more natural light, due to the location of the apartment, and includes a built-in wardrobe. There is a utility cupboard in the hallway and a spacious and attractive bathroom. Well insulated walls, high performance glazing and a communal heating and hot water system all contribute towards a very good energy-efficiency rating. Fable Apartments is part of a modern development, with smart communal areas and large cycle store, located alongside City Road Basin. Residents can also make use of a high-spec gym/spa for a low monthly cost. Nearby Graham Street Garden provides pleasant outside space, Angel and Old Street are only a short walk away and the heart of The City is within easy reach.

Tenure: Leasehold (125 years from 01/11/2015).

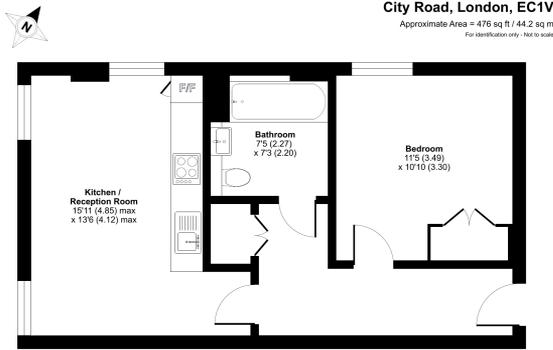
Service Charge: £308.94 per month plus optional £30pcm for gym/spa (both figures subject to annual review).

Ground Rent: £250.00 for the year.

Council Tax: Band D, London Borough of Islington.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



① This plan is produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Principles. © Urbanmoves 2020. Prepared for Urban Moves, 10/1/2021

DIMENSIONS

FOURTH FLOOR

Entrance Hall

Reception

15' 11" max. x 13' 6" max. (4.85m x 4.12m)

Kitchen

included in reception measurement

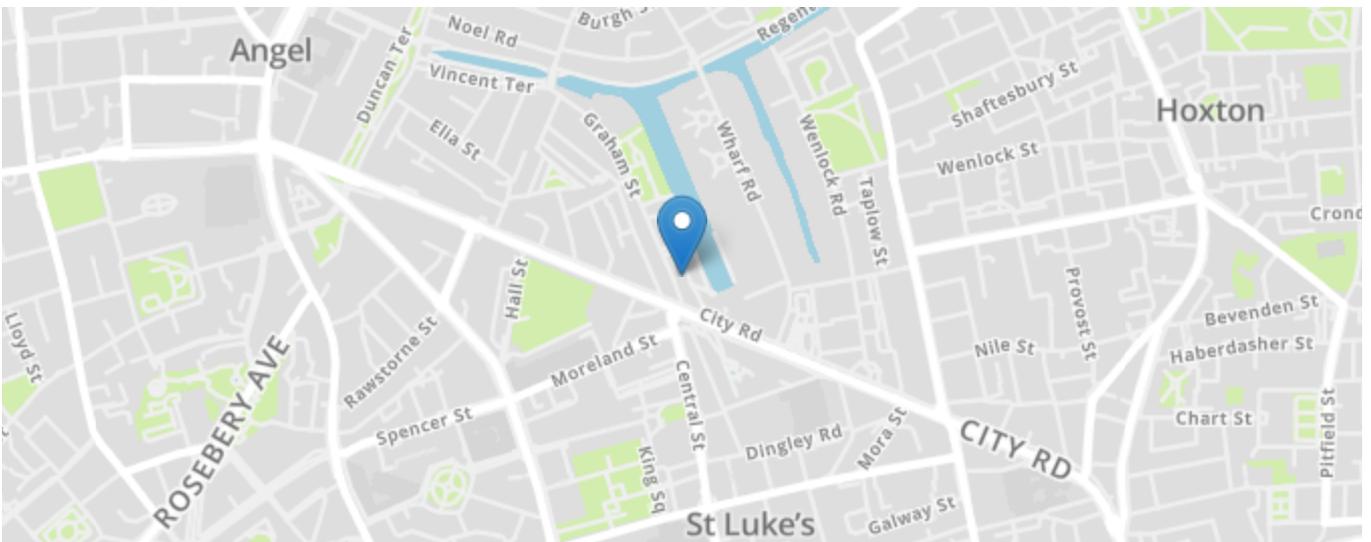
Bathroom

7' 5" max. x 7' 3" max. (2.26m x 2.21m)

Bedroom

11' 5" x 10' 10" (3.49m x 3.30m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.