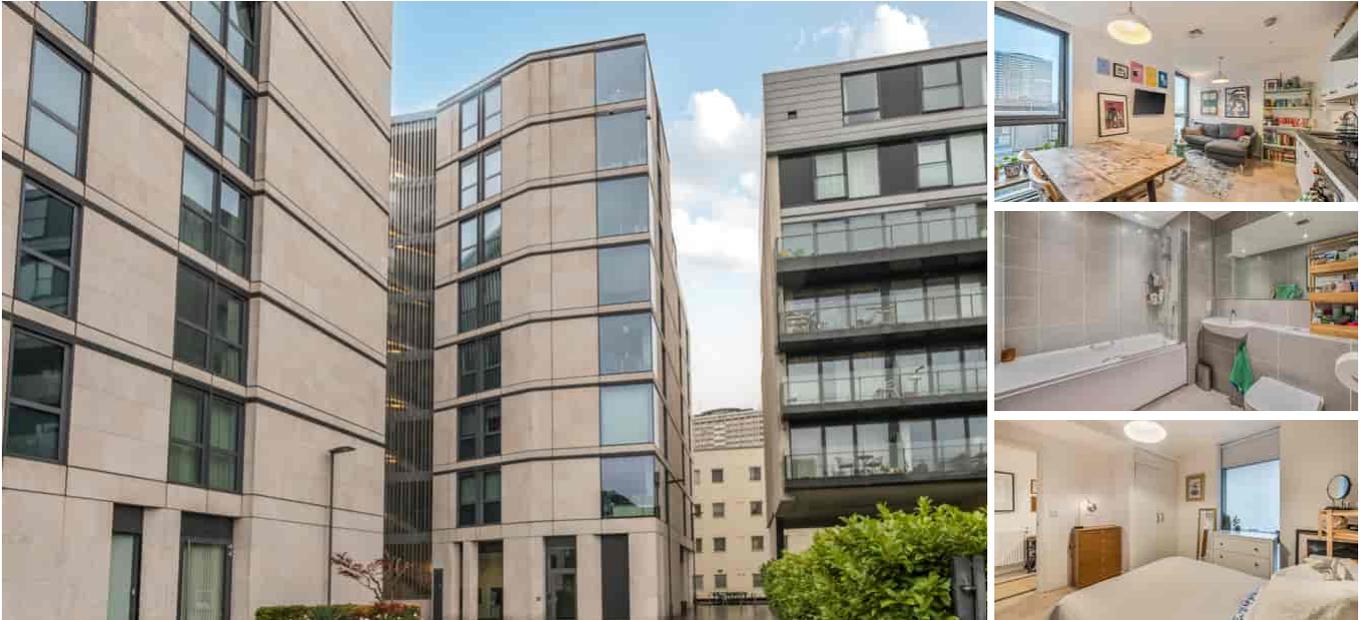


£425,000 Leasehold

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



- Fifth Floor (building has a lift)
- Modern Development Next To City Road Basin
- Very Good Energy Efficiency Rating
- Short Walk from Angel/Old Street
- Approx. 472 Sqft Gross Internal Area
- Stylish Bathroom
- On-Site Gym/Spa
- Barbican/Moorgate/Liverpool St in Easy Reach

## GENERAL DESCRIPTION

This stylishly-presented apartment is on the fifth floor and has a reception room with floor-to-ceiling windows and an open-plan kitchen with pale units and a contrasting, dark worktop. The bedroom includes a built-in wardrobe and there is an additional storage/utility cupboard in the hallway. The bathroom is spacious and attractive. Fable Apartments is part of a modern development, with smart communal areas and residents' cycle store, located alongside City Road Basin. Well insulated walls, high performance glazing and a communal heating and hot water system make for very good energy-efficiency ratings. Residents of the development can make use of a high-spec gym/spa at 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:** £302.27 per month plus optional £30pcm for gym/spa (both figures subject to annual review).

**Ground Rent:** £250.00 for the year.

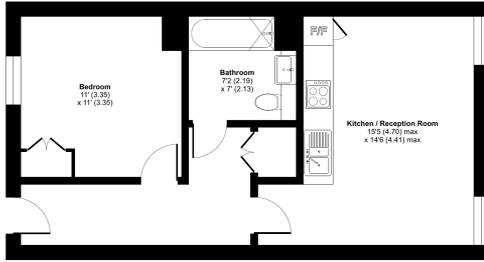
**Council Tax:** Band D, London Borough of Islington.

**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. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.



**City Road, London, EC1V**  
Approximate Area = 472 sq ft / 43.8 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (November 2018). Produced for Urban Moves. REF:1376278 ©ricdcom 2020.

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

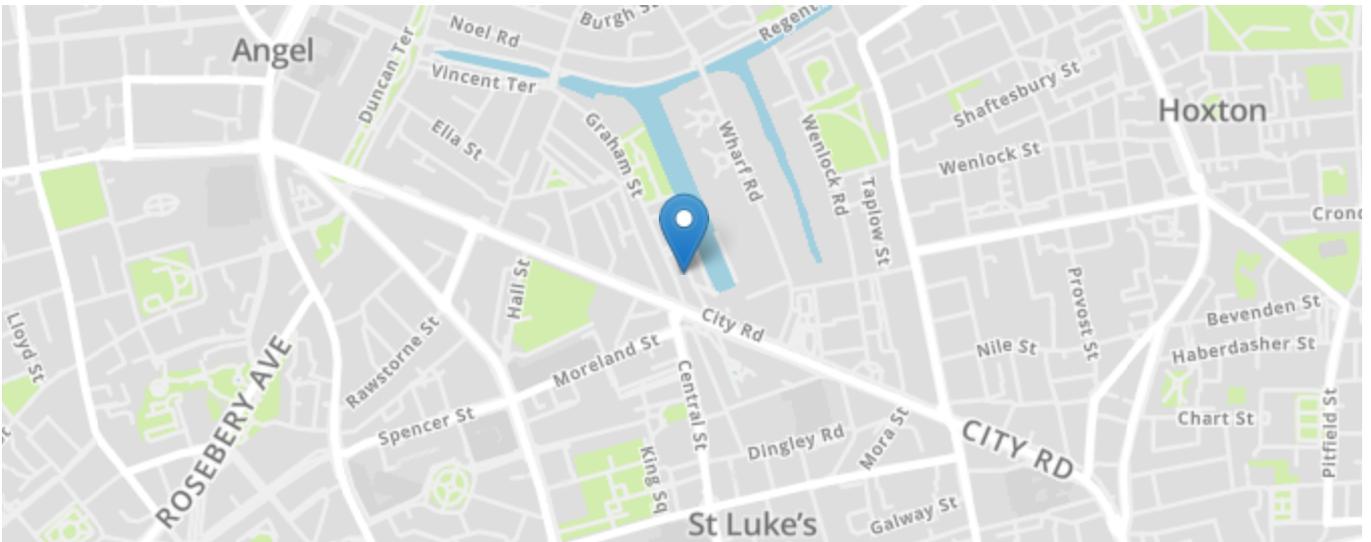
**Reception**  
15' 5" x 14' 6" max. (4.70m x 4.41m)

**Kitchen**  
included in reception measurement

**Bathroom**  
7' 2" max. x 7' 0" max. (2.18m x 2.13m)

**Bedroom**  
11' 0" x 11' 0" (3.35m x 3.35m)

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