

## £107,500 Shared Ownership

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



- Guideline Minimum Deposit £10,750
- Third Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Short Walk from Angel/Old Street
- Guide Min Income Dual £56.6k | Single £65.1k
- Approx. 484 Sqft Gross Internal Area
- Large, Communal Cycle Store
- Barbican/Moorgate/Liverpool St in Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £430,000). An attractive, one-bedroom apartment on the third floor of this modern development. The property has a west/south-west-facing reception room with full-height windows and an open-plan kitchen featuring pale units, contrasting worktop and integrated appliances. There is a built-in wardrobe in the bedroom, a utility cupboard in the hallway and a spacious and stylish bathroom. Fable Apartments is close City Road Basin, minutes from Graham Street Park, only a short walk from Angel and Old Street and within easy reach of the heart of The City. Well insulated walls, high performance glazing and a communal heating and hot water system have resulted in very good energy-efficiency ratings. A large cycle store is available for residents' use along with exclusive access to an on-site gym/spa for a low month fee.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£107,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £830.54 per month (subject to annual review).

**Service Charge:** £278.55 per month plus optional £30 pcm for gym/spa (both figures subject to annual review).

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

**Guideline Minimum Income:** Dual - £56,600 | Single - £65,100 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Islington. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals). There is no parking space offered with this property.

## DIMENSIONS

### THIRD FLOOR

#### Entrance Hallway

#### Reception

15' 5" max. x 14' 4" max. (4.70m x 4.37m)

#### Kitchen

included in reception measurement

#### Bathroom

7' 1" x 6' 11" (2.16m x 2.11m)

#### Bedroom

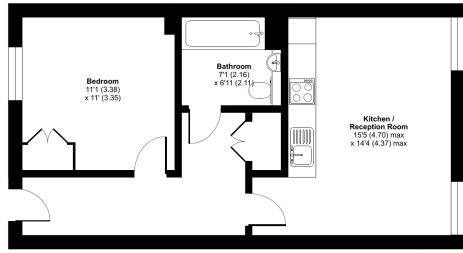
11' 1" x 11' 0" (3.38m x 3.35m)



City Road, London, EC1

Approximate Area = 484 sq ft / 45 sq m

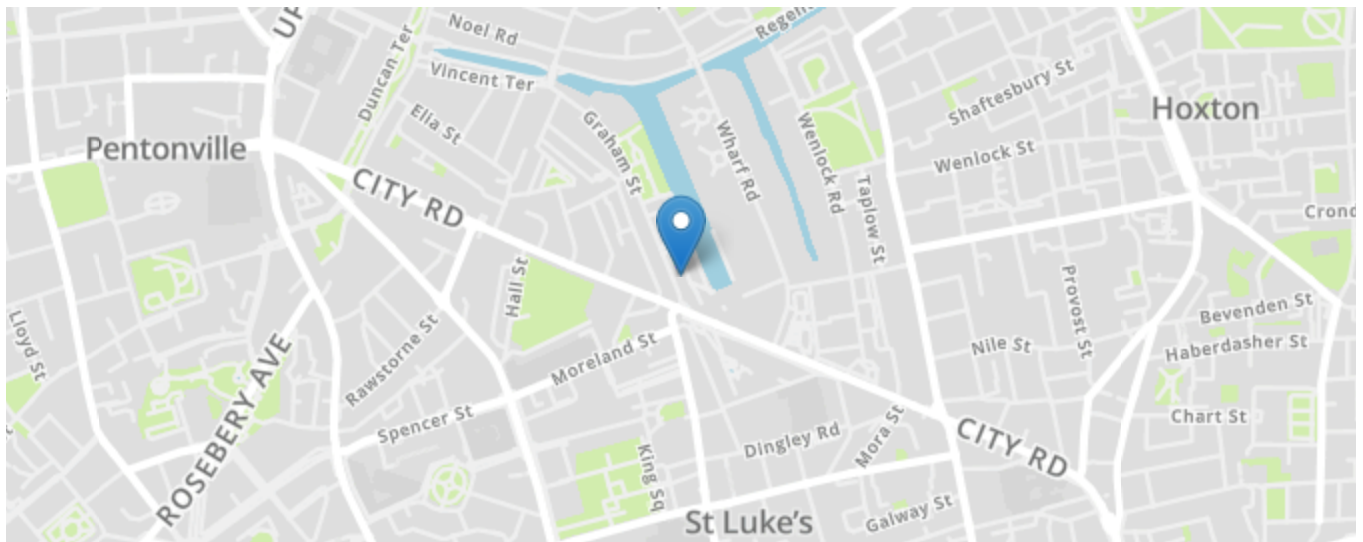
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). Produced for Urban Moves. REF: 1230511 ©rdwcom 2025

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>	<b>81</b>	<b>81</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		
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.