

£430,000 Leasehold

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



- Third Floor (building has a lift)
- Very Good Energy-Efficiency Rating
- Short Walk from Angel/Old Street
- Approx. 484 Sqft Gross Internal Area
- Large, Communal Cycle Store
- Barbican/Moorgate/Liverpool St in Easy Reach

## GENERAL DESCRIPTION

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.

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

**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.

**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.

## 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

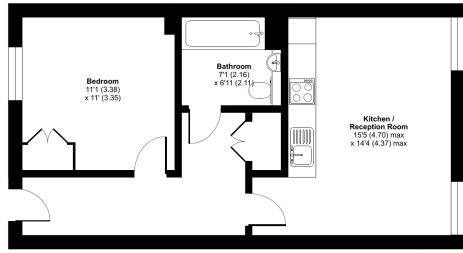
11' 1" x 11' 0" (3.38m x 3.35m)



City Road, London, EC1

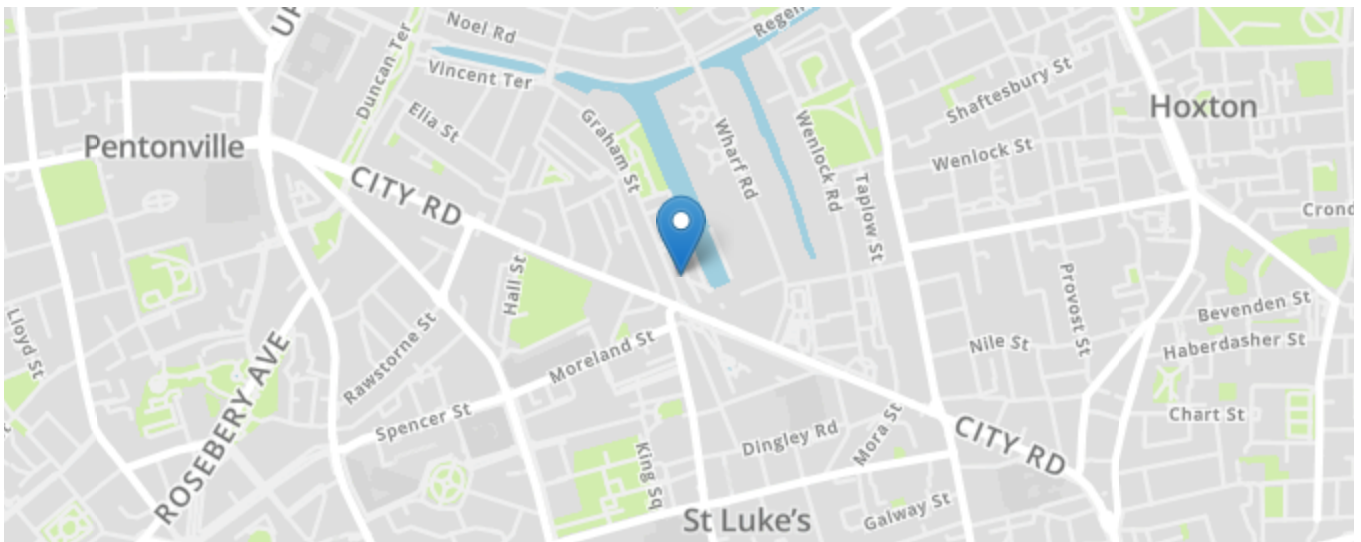
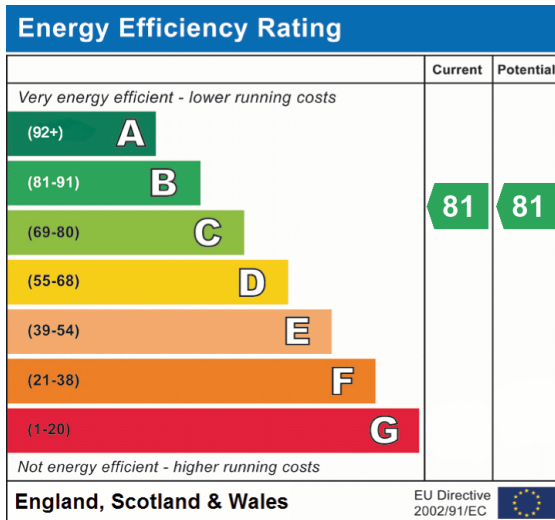
Approximate Area = 484 sq ft / 45 sq m

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: 1230591 ©rdwcom2025



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