



**EAGLE POINT, CITY ROAD, LONDON, EC1V**  
£995,000

**Carter Jonas**



# EAGLE POINT, CITY ROAD, LONDON, EC1V

A spectacular modern one bedroom apartment, spread across 804 sq ft, commanding far stretching views.

An ideal apartment for City worker, looking for convenience and luxurious living. This stunning apartment is located on the 20th floor of Eagle Point, a modern development encompassing contemporary living, influenced with an Art-Deco design.

There are full height windows drawing in an abundance of natural light to all rooms. The principal suite features a dressing area and en-suite whilst a second bathroom is independently accessed via the entrance hall.

A far-stretching outlook from each of the rooms create a peaceful escape from the hustle and bustle of the City beneath, within a sought after location, nearby Shoreditch, Islington and The City. Located moments from Old Street Underground Station (Northern Line), City Road runs along the fringe of The City and Shoreditch, leading up to Islington, flanked by Clerkenwell and Hoxton with each area playing host to a range of pubs, bars, cafes and restaurants.

Service Charge: £6,540 per annum approx.

Service Charge Review Period: Annual (end of calendar year)

Ground Rent: £500 per annum approx.

Ground Rent Review Period: Annual (end of calendar year)

## AMENITIES

- 1 Bedroom
- 1 Bathroom
- Long Lease
- Lift
- Concierge

**TENURE** Leasehold – 241 years approx.

**LOCAL AUTHORITY** Hackney (Band E)

**EPC BAND** B

## A SPECTACULAR MODERN ONE BEDROOM APARTMENT, SPREAD ACROSS 804 SQ FT, COMMANDING FAR STRETCHING VIEWS.

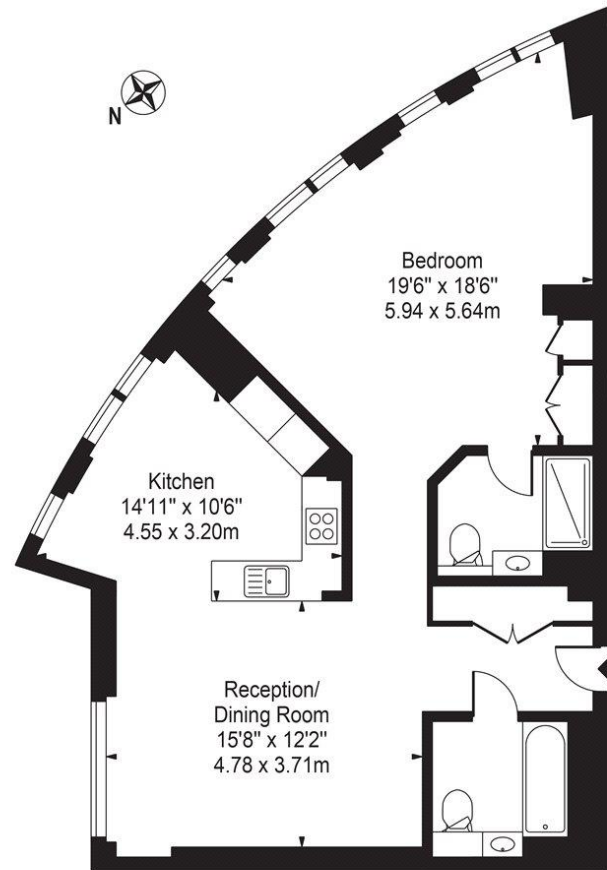






# Eagle Point

Approx. Gross Internal Area 804 Sq Ft - 74.69 Sq M



Twentieth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data