



**CITY ROAD, LONDON, EC1V**  
**£1,600,000**

**Carter Jonas**

## CITY ROAD, LONDON, EC1V

This exceptional, contemporary apartment is located on the 22nd floor, and provides far reaching panoramic views across the City of London.

Canaletto Tower, a remarkable residential tower designed by renowned architects UNStudio. This exceptional, contemporary apartment is located on the 22nd floor, and provides far reaching panoramic views across the City of London. The development boasts a high specification with comfort cooling/heating and the latest smart

home technology and the generous high ceilings, and floor to ceiling windows allows for extra dimension of space and natural light exposure. It is approximately 1210 sq. ft. with double bedrooms each with fitted wardrobes and a luxury en suite bathroom to master, contemporary fitted kitchen with composite stonework surfaces and wood flooring.

There is a fabulous pool and spa, 24-hour concierge, and a private residents' club on the 24th floor. Ideally situated in within easy reach to

Shoreditch (0.6 miles), Old Street station (0.4 miles), and the nearest Underground station can be found at Old Street (Northern line - 0.5

miles). The location offers an abundance of entertainment, fashionable hops, bars and restaurants with Shoreditch, Hoxton and the City close by and well connected with accessible transport links to the east End and north to St Pancras International with high speed rail connections to continental Europe. (Please note II times and

### AMENITIES

**TENURE** To be advised

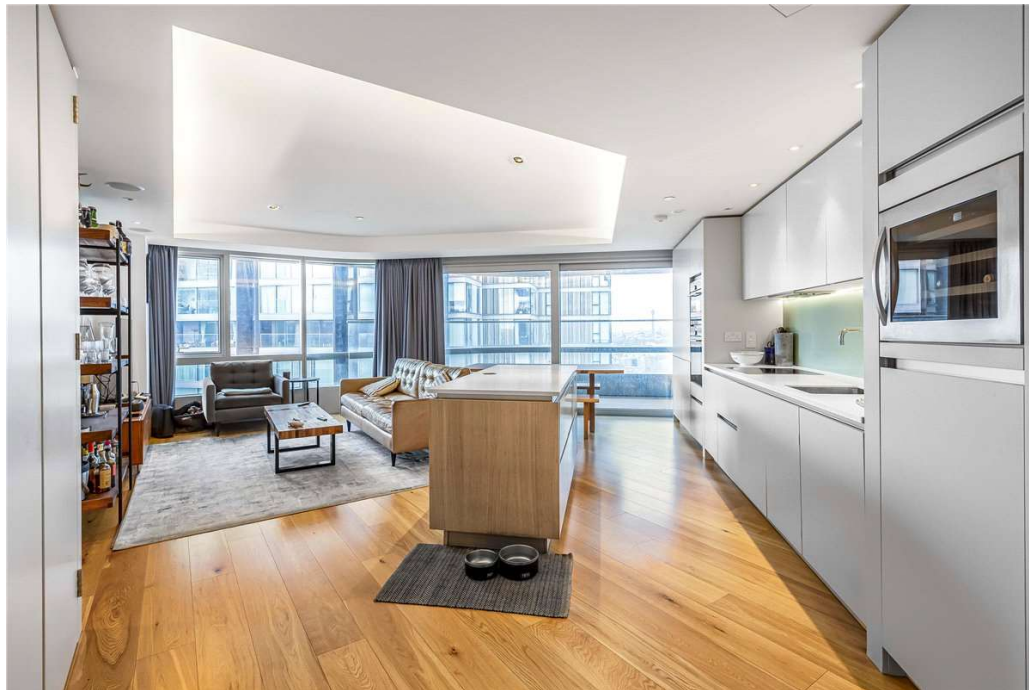
**LOCAL AUTHORITY**

**EPC BAND** B

**THIS EXCEPTIONAL, CONTEMPORARY APARTMENT IS LOCATED ON THE 22ND FLOOR, AND PROVIDES FAR REACHING PANORAMIC VIEWS ACROSS THE CITY OF LONDON.**

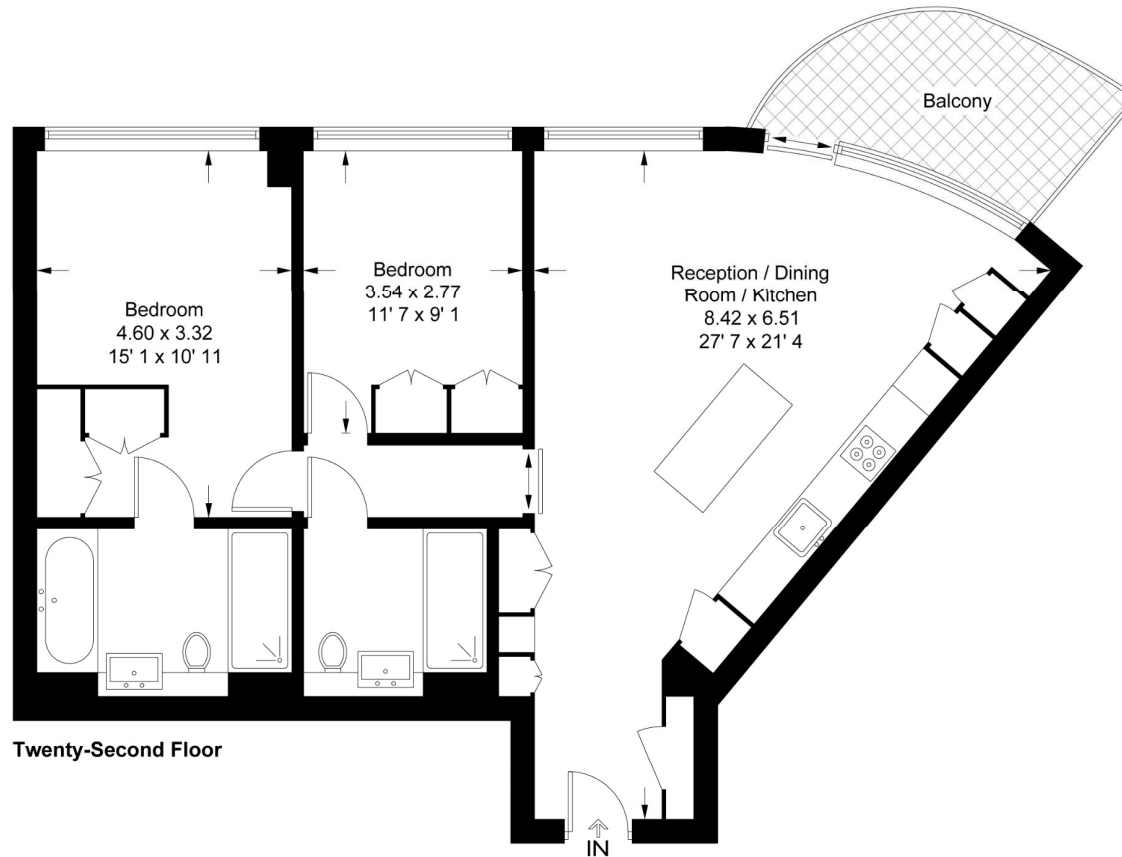






# Canaletto Tower

Approximate Gross Internal Area = 825 sq ft / 76.7 sq m



Twenty-Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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