



City Road EC1V

Leasehold
2 Bed 3 Bath
999 sqft (approx)

Offering high-quality lateral living in the heart of Old Street, this spacious dual-aspect contemporary apartment is situated on the 32nd floor of highly sought after, Atlas Building.

The apartment features a bright open-plan kitchen and living area, alongside two generous double bedrooms, both providing access to a private balcony with far-reaching cityscape views.

- Modern apartment
- Comfort cooling/heating
- High spec finish

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The sleek, fully fitted kitchen includes integrated Siemens appliances, complemented by solid wood flooring throughout the living space, underfloor heating, and comfort cooling. Both of the well-proportioned double bedrooms benefit from high-quality fitted wardrobes, each with their own en-suite bathroom and shower-room, and excellent built-in storage plus a WC off the entrance hallway.

The Atlas Building is an architectural landmark that blends the sophistication of the City with contemporary urban design. Inspired by the innovation of Tech City and the creative energy of neighbouring Shoreditch, the building reflects the dynamic character of its surroundings.

Residents benefit from an exceptional range of amenities, including a 24-hour concierge service, residents' lounge, fully equipped gym, hydro pool, steam room, and a private on-site screening room.

Ideally located next to Old Street Station (approximately 0.1 miles), the development sits in Zone 1 between Shoreditch, Islington, and Clerkenwell, offering excellent connectivity across London. Liverpool Street Station is also nearby, providing access to the Underground, National Rail services, and the Elizabeth line.

The surrounding neighbourhood is renowned for its vibrant food and cultural scene, with an abundance of restaurants, delis, bars, cafés, and markets within easy walking distance, as well as immediate access to the City of London, making it an ideal home for city professionals.

Tenure: Leasehold

Lease Length: 987 years and 10 months

Service Charge: £12,000 per annum (approx.)

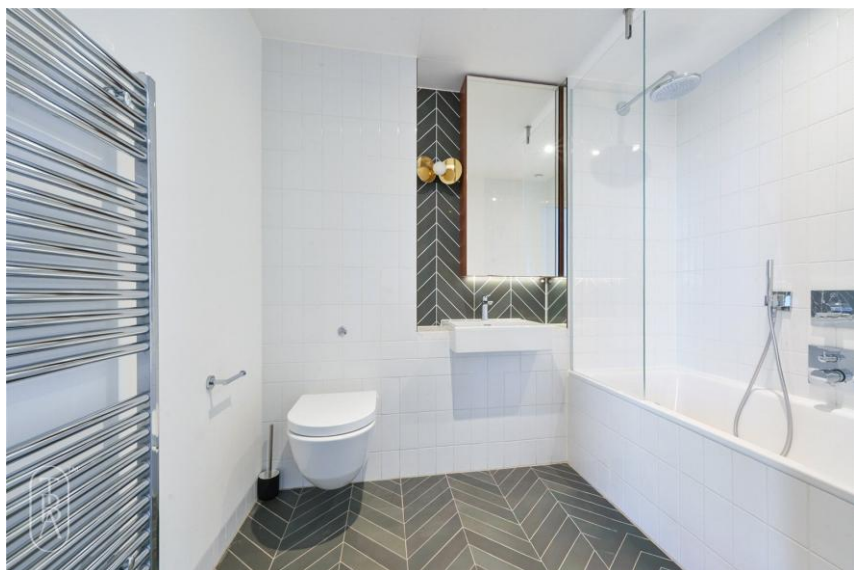
Ground Rent: £300 per annum (approx.)

Parking: Car-free development

Local Authority: Hackney Council

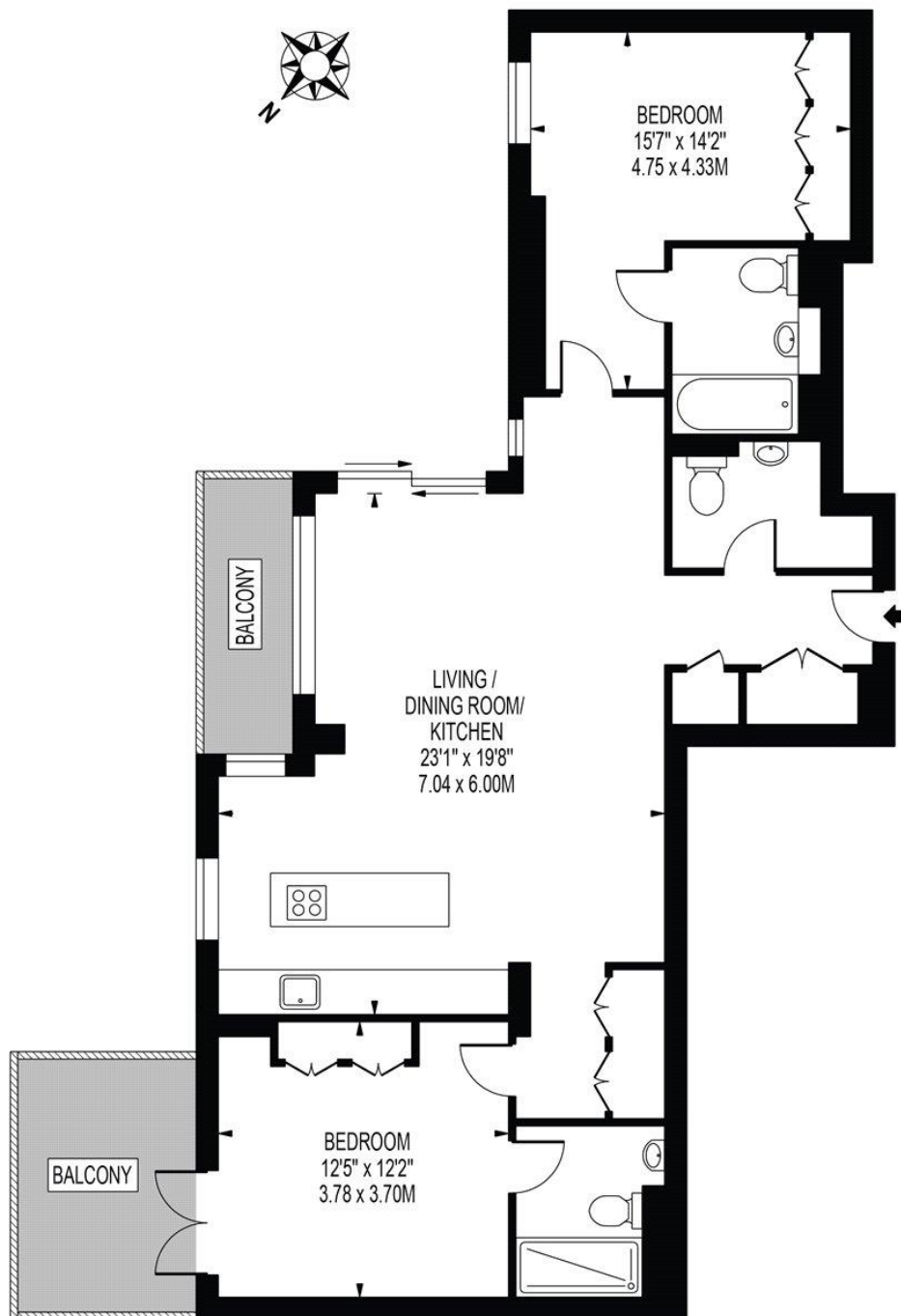
Council Tax Band: F

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CITY ROAD, ATLAS BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 999 SQ FT - 92.78 SQ M



THIRTY SECOND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

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