



CHATTERTON | REES

Flat 2201, 257, Canaletto Tower City Road
, London, EC1V 1AF

£950,000



Flat 2201, 257, Canaletto Tower City Road



Description

A beautiful 2-bedroom apartment on the 22nd floor of the highly sought after Canaletto Tower Development. The apartment has 825sqft of internal space with two bathrooms, one being en suite to the master as well as a large open plan living/kitchen with modern appliances, island kitchen and floor to ceiling windows that also lead on to a private terrace with good views over London.

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 all times and distances are approximate)

- 22nd Floor
- Air-Conditioning
- Pool & Gym
- Stunning Views
- Concierge
- Modern Finish

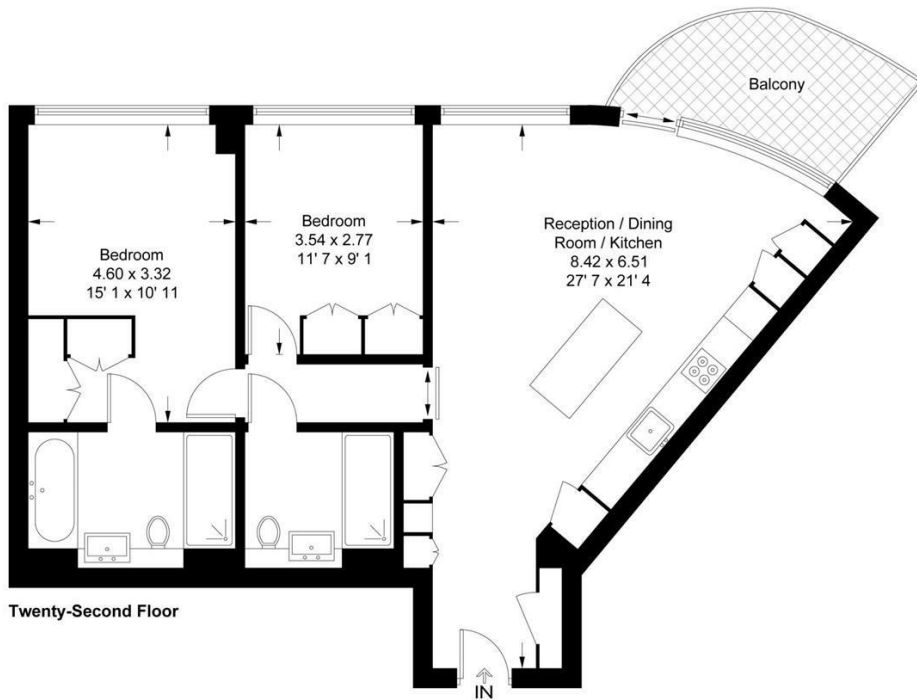




Floor Plan

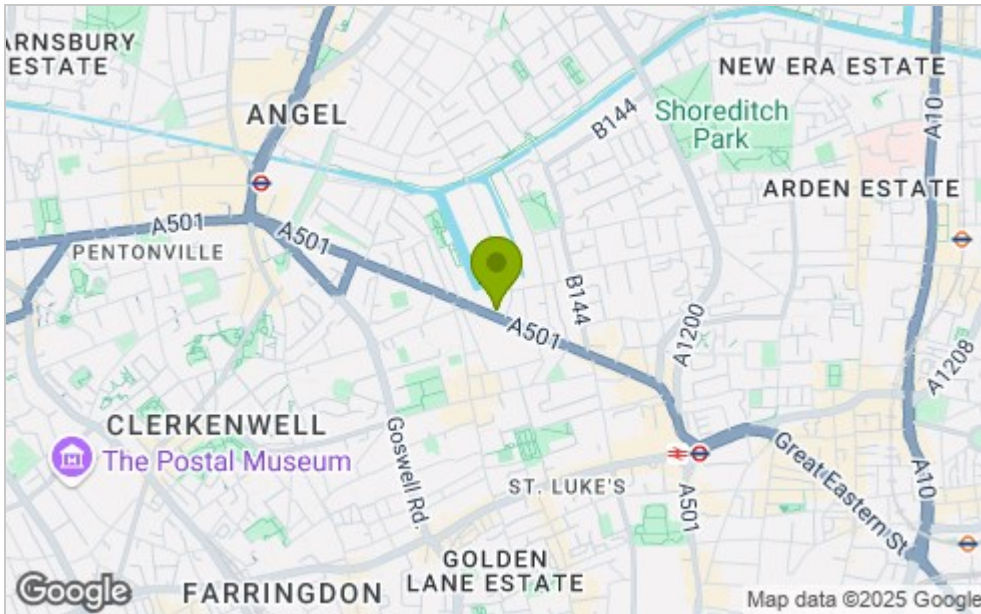
Canaletto Tower

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



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.

Area Map



Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	