

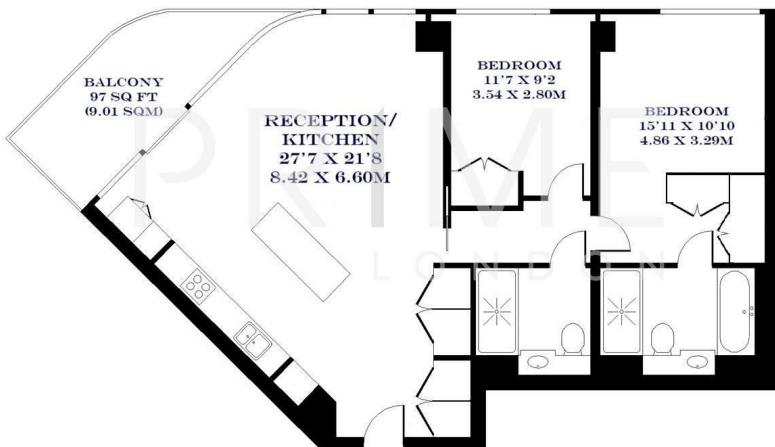


Canaletto Tower
257 City Road, EC1V 1AD
Asking Price £850,000



Floor Plan

CANALETTO TOWER, CITY ROAD, EC1V
APPROXIMATE GROSS INTERNAL AREA
911 SQ FT (84.63 SQM)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		84	84
EU Directive 2002/91/EC			

Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Two bedroom apartment
- 911 sq ft (84.63 sqm)
- Chain free
- Residents' gym, spa, pool and cinema room
- 24 hour concierge
- Residents' 24th floor terrace



This impressive two bedroom apartment in the highly sought after Canaletto Tower, one of the City's most distinctive residential developments, is available for chain free sale through Prime London.

Extending to 911 sq ft (84.63 sqm), the apartment offers well proportioned internal space and features an open plan living and dining area leading onto a private balcony.

The property comprises two generously sized bedrooms, both fitted with bespoke wardrobes, and two contemporary bathrooms. The apartment offers a peaceful sense of privacy while still being located in the heart of London.

Designed by the internationally acclaimed Dutch architects UNStudio, Canaletto Tower provides residents with exceptional on-site amenities. These include a private residents' club and terrace on the 24th floor with panoramic City views, a leisure lounge with snooker table, cinema room, fully equipped gym, jacuzzi, sauna and steam rooms, treatment and massage suites, swimming pool, and a 24 hour concierge service.

Ideally located on the edge of Tech City, Canaletto sits at the intersection of Islington, Clerkenwell, and Shoreditch, offering access to London's vibrant dining, cultural, and commercial hubs.

Excellent transport connections are available from nearby Old Street, Angel, Barbican, and Moorgate stations.



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