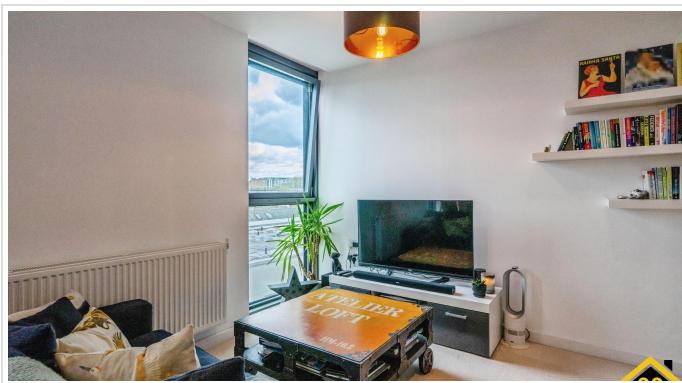
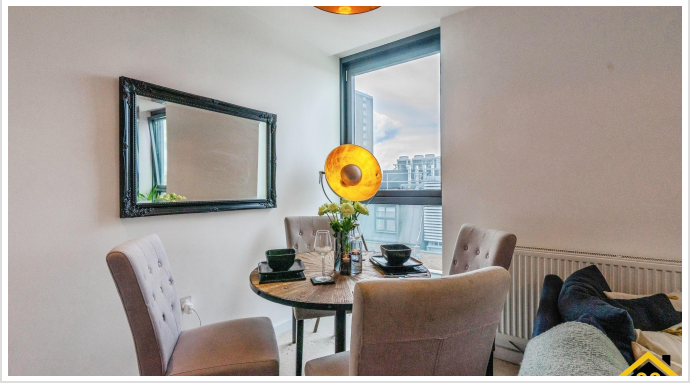


1 Bed Flat In Fable Apartments , 261C City Road Islington, London, EC1V 1AP  
£106,250





## SHORT DESCRIPTION

Property Ref: 14829 Stylish Fifth-Floor Apartment with Excellent Amenities Step into a bright, modern apartment perfectly positioned between the buzz of Angel and the calm of the surrounding city. This fifth-floor home offers stunning west-facing, uninterrupted views across the rooftops of Angel, flooding the space with afternoon sun and offering incredible sunsets — a real sense of peace right in the heart of London. Set just moments from the peaceful canal path and a short walk from Angel Station, this flat offers calm, character, and connectivity in one of London’s most vibrant neighbourhoods. The open-plan living and kitchen area is perfect for entertaining friends or relaxing after a busy day. There’s plenty of space for a cozy work-from-home setup without compromising the living area, making it ideal for modern city living. With floor-to-ceiling windows, high energy efficiency (EPC B), and a stylish finish throughout, this apartment feels fresh, light, and move-in ready. Residents also benefit from cycle storage, optional access to an on-site gym and spa, and secure, well-kept communal areas. You’re just a short walk from Angel and Old Street stations, with easy access to restaurants, bars, green spaces, and the canal nearby for weekend walks. Viewings available via appointment - limited availability. Shared ownership opportunities like this — combining location, lifestyle, and value — are rare in this part of London. Property Type: Flat Full selling price: £425000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £106250.00 Monthly rent based on % share: £873.33 Rent Review Period: N/A Staircasing allowable: N/A Remaining lease (In Year): 116 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: D EPC rating: B Measurement: 447 sq.ft. Outside Space: N/A Parking: Permit Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-Occupied -----

1

Bed Room(s)

1

Bath Room(s)

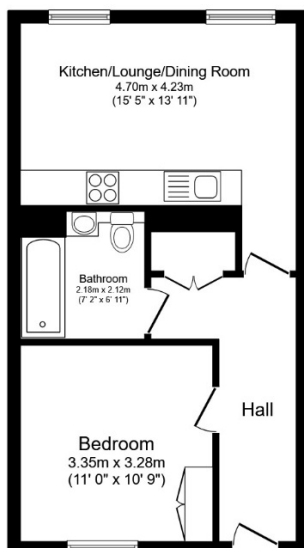
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 41.5 sq.m. (447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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