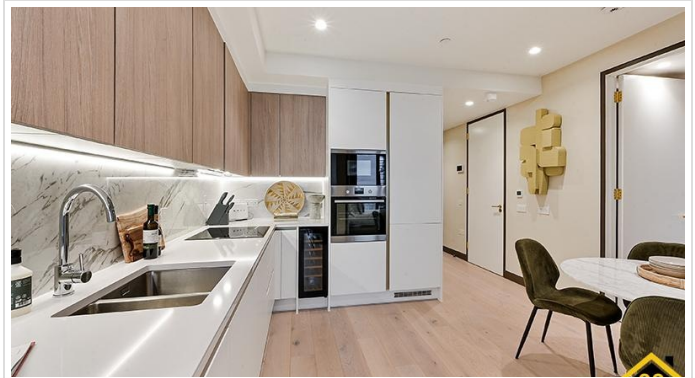


1 Bed Flat In The Arc, 225 City Road , London, EC1V 1JT

£765,000





SHORT DESCRIPTION

Property Ref: 15753 A beautifully designed one-bedroom residence offering refined proportions and exceptional spatial efficiency. The open-plan reception room delivers an impressive sense of volume and flow, enhanced by full-height glazing that opens onto a private balcony with open views and abundant natural light. 528 sq ft of internal space and a private terrace 11th floor with an open city aspect 1 Bedroom with built-in wardrobe 1 Bathroom with marble details and underfloor heating Open-plan reception and kitchen with dining area Bright, quiet, and ideal as a pied-à-terre or rental investment The apartment is part of a striking 22-storey tower rising from a red-brick podium, designed to echo the industrial character of its distinctive location. The development comprises 100 newly built London apartments. A shining example of modern Old Street living and a new beacon for City Road... Property Type: Flat Full selling price: £765000.00 Pricing Options: No Status Tenure: Leasehold Remaining lease (in years): 993 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £6000.00 Council tax band: E EPC rating: B Measurement: 528 sq ft Outside Space: Communal Garden, Shared Garden, Balcony, Terrace Parking: Not applicable Heating Type: Double Glazing, Air Conditioning, Eco-Friendly, Central, Underfloor Heating Chain Sale or Chain Free: Chain Free Possession of the property: Tenanted

1

Bed Room(s)

1

Bath Room(s)

1

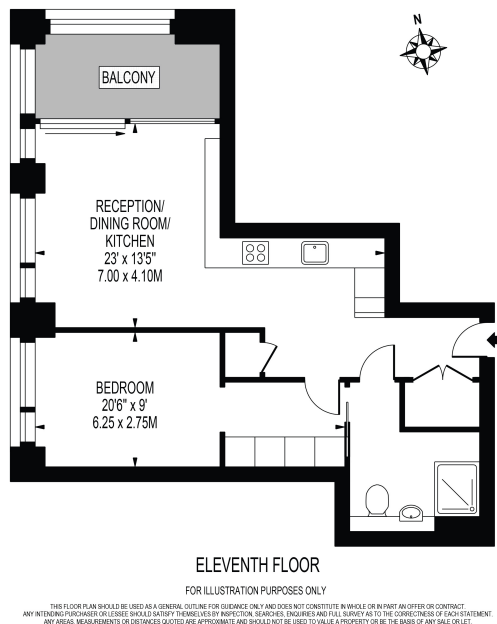
Living Room(s)

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.

THE ARC

APPROXIMATE GROSS INTERNAL FLOOR AREA: 528 SQ FT - 49.04 SQ M



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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