

HUNTERS[®]

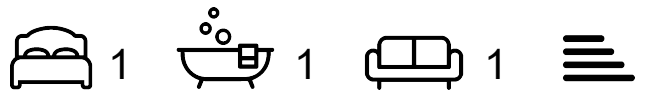
HERE TO GET *you* THERE



City Road London

LONDON, EC1Y 2AA

£3,300 Per Calendar Month

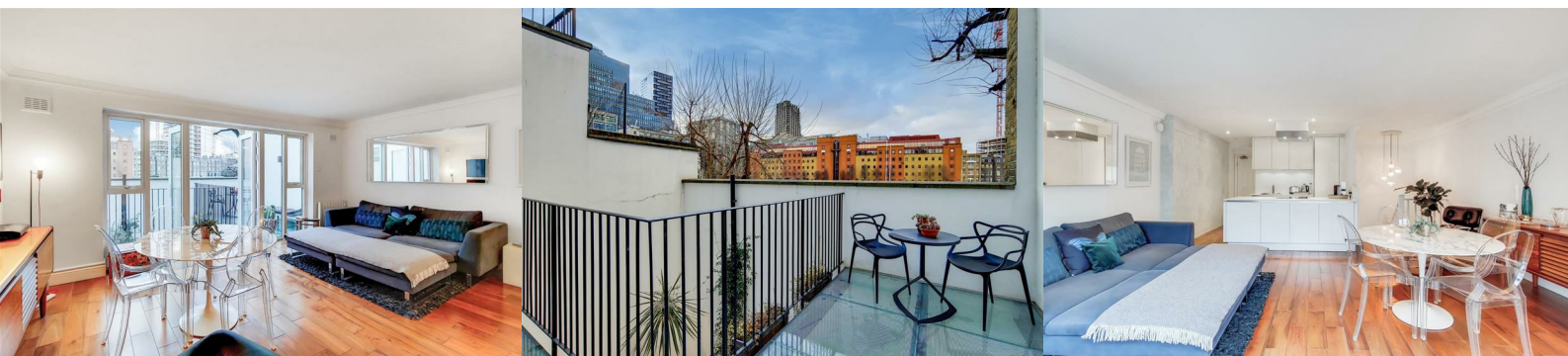


Welcome to this exceptional split-level one-bedroom apartment, perfectly positioned in the heart of the City with sweeping views of the Honourable Artillery Company's beautiful gardens. Safe, central, and truly unique, this home offers a rare mix of tranquility and convenience.

Enjoy breakfast on your glass terrace overlooking the gardens, or relax in your own private patio below. Inside, the apartment blends modern style with mid-century charm, featuring an open-plan living area with a sleek island kitchen, a spacious double bedroom with ample storage, a contemporary bathroom with walk-in shower, guest WC, and generous natural light throughout thanks to floor-to-ceiling windows.

The king-size bedroom opens directly onto the private patio garden, while the living spaces are designed for comfort and calm. Highlights include the sun-filled terrace, stylish interiors, and an unbeatable location close to Shoreditch, Old Street, Moorgate and Liverpool Street stations—putting all of London within easy reach.

This is not just an apartment—it's a special place to call home.



City Road, EC1Y

HUNTERS

CREATING SPACE
10/09/2020

LEADS TEAM PREPARED
30.12.2020

GROSS INTERNAL AREA
78.7 Sqm / 846.7 Sqft

— Lower Ground Floor

— Ground Floor

GROSS INTERNAL AREA (GIA) (including the balcony area)

78.7 Sqm / 846.7 Sqft

NET INTERNAL AREA (NIA) (excluding the balcony area and measured to the internal face of the walls)

72.2 Sqm / 777.4 Sqft

EXTERNAL STRUCTURAL FEATURES (including the balcony area)

11.8 Sqm / 127.8 Sqft

PROJECTED MEASUREMENT (including the balcony area)

0.6 Sqm / 6.5 Sqft

types floor plans are produced in accordance with the Royal Institution of Chartered Surveyors Property Measurement Standard. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add and are not precise. Measurements are given to the maximum length and widths, and the maximum points of measurements captured in the scan.

ONLY IN RELATION TO
#1.2 Sqm / 12.8 Sqft

ONLY IN RELATION TO
#2.2 Sqm / 23.8 Sqft

ONLY IN RELATION TO
#3.2 Sqm / 34.5 Sqft

SP10
846660726600000004648002

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

110 Curtain Road, London, EC2A 3AH
Tel: 02076131798 Email: shoreditch@hunters.com <https://www.hunters.com>