



## City Road, EC1Y

£750,000

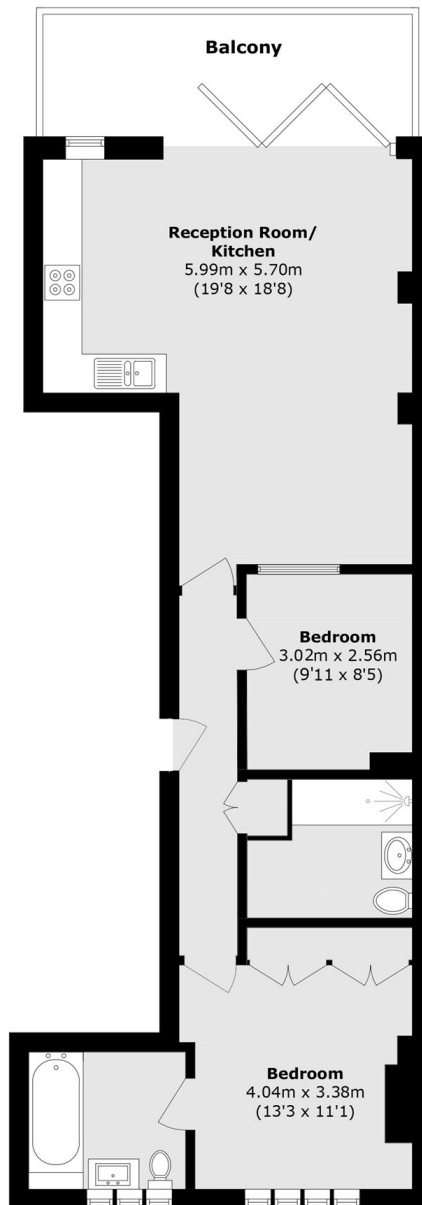
A bright and spacious two-bedroom apartment with views over the historic Honourable Artillery Company Grounds, originally commissioned by Henry VIII in the 1500s. The apartment offers two double bedrooms, one with an en-suite, a family bathroom, and an open-plan kitchen/living room that leads onto the private, west-facing balcony, through the bi-folding doors.

The apartment is ideally situated for easy access to the City. The area benefits from excellent transport connections via the Underground and National Rail services. Local amenities include restaurants, cafés, retail shops, and business offices, all within close proximity. The property is not within a conservation area, national park, or greenbelt land, and there are no listed building restrictions.

### Features

West Facing Balcony  
Artillery Ground Views  
Secondary Glazing  
Central Location  
Wood Floors  
Lift Access

# City Road, London, EC1Y



Total area (approx.): 70.0 sq. m (753.4 sq. ft)

Balcony area (approx.): 10.7 sq. m (115.1 sq. ft)

## Dexters

Shoreditch  
44 Great Eastern Street  
London  
EC2A 3EP  
Sales  
0207 483 6371

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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