



PERFECT PILLARS
Supporting You



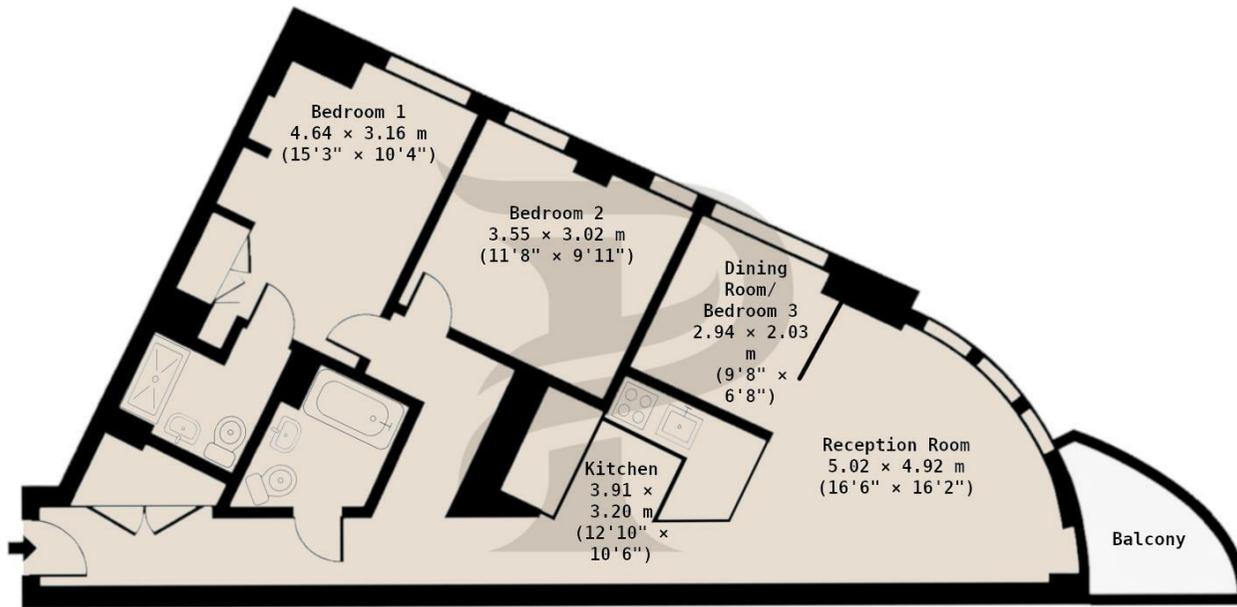
Flat 161, Eagle Point City Road, London, EC1V 1AR

Asking price £900,000

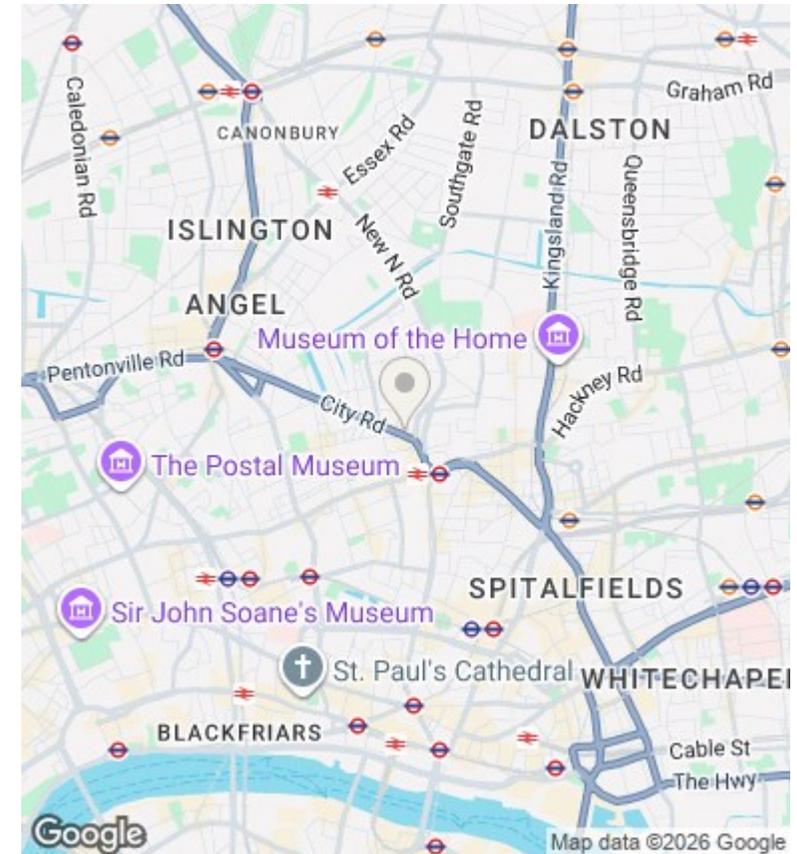
- Landmark Eagle Point (The Eagle) development on City Road, EC1V
- Thermal suite elements (sauna/steam-style facilities)
- Sainsbury's Local on-site for day-to-day convenience
- Strong wider connectivity via Moorgate / Liverpool Street (Elizabeth line)
- 24-hour concierge and on-site security/CCTV
- Residents' cinema/screening room
- Moments from Old Street (Tech City / Silicon Roundabout)
- Residents' leisure suite including gym and pool
- Residents' lounge/social spaces and landscaped outdoor areas
- Easy access to Shoreditch, Clerkenwell and the Barbican

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT
01183 048821

info@perfectpillars.co.uk
<https://www.perfectpillars.co.uk/>



PERFECT PILLARS
Supporting You



Directions

Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

Council Tax Band

F

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	