



Chronicle Tower City Road London EC1V 1AJ

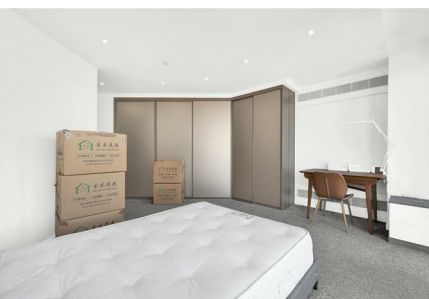
Guide Price £1,200,000 - £1,250,000



Chronicle Tower
City Road
London
EC1V 1AJ
Offers In Excess Of £1,000,000 -

- Three Bedroom Apartment
- Situated On The 12th Floor
- 1359sqft of Internal Space
- Open Plan Living, Dining & Kitchen With Integrated Appliances, Central Island & Wine Fridge
- Master Bedroom Equipped With Built-In Wardrobes & En-Suite
- Third Bedroom Featuring A Walk In Wardrobe
- Secure Underground Parking
- Walking Distance To Old Street Station
- 141 Year Lease Remaining
- Chain Free





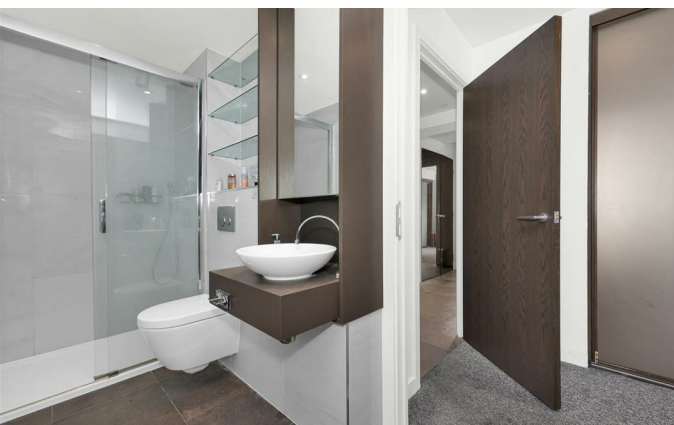
Set on the 12th floor of the prestigious Chronicle Tower, this exceptional three bedroom apartment offers approximately 1,359sqft of beautifully presented living space within one of City Road's most desirable modern developments.

The centrepiece of this chain free home is an impressive open plan living, dining and kitchen area, perfectly designed for both entertaining and everyday living. The contemporary kitchen is finished to a high specification with integrated appliances, a central island and a built-in wine fridge, while expansive floor-to-ceiling windows flood the apartment with natural light and showcase far-reaching views across the London skyline.

The generous principal bedroom benefits from fitted wardrobes and a luxurious en-suite shower room. The second bedroom is a well proportioned double, while the third bedroom features a walk-in wardrobe, providing exceptional storage or an ideal dressing room. A stylish family bathroom, excellent built-in storage and quality finishes complete the accommodation.

Residents of Chronicle Tower enjoy first class amenities including a 24-hour concierge, secure underground parking, an exclusive swimming pool, spa and fully equipped gym, offering a lifestyle rarely found in Central London.

Ideally positioned on City Road, the apartment is within easy walking distance of Old Street Station, with Angel, Moorgate, Barbican, Liverpool Street and Farringdon all close by, providing access to the Northern, Circle, Metropolitan, Hammersmith & City and Elizabeth lines, National Rail and Thameslink services. The vibrant surroundings are home to an excellent selection of cafés, restaurants, bars and boutiques in Shoreditch, Clerkenwell and Islington, while Regent's Canal, Exmouth Market, Upper Street and Coal Drops Yard offer an abundance of leisure, dining and shopping opportunities.



Hallway

The hallway is presented with dark floor tiles that continue through to the main living areas, providing a sophisticated entrance. Clean white walls and recessed lighting along the ceiling enhance the sense of space and brightness. There are several built-in storage cupboards integrated into the walls, offering practical storage solutions as you enter the home.

Reception / Dining Room / Kitchen

26'9" x 19'6" (8.16m x 5.95m)

Open-plan living space combining reception, dining, and kitchen areas within a bright, spacious room. Large curved windows flood the room with natural light and offer panoramic views over the city and canal. The living space is furnished with modern sofas and a coffee table arranged around a wall-mounted TV. Adjacent is the dining area, with a table and chairs, seamlessly flowing into the kitchen which is fitted with contemporary cabinetry, integrated appliances including an oven and wine cooler, and a central island with a hob. The flooring is a smooth, dark tile that unifies the space, and recessed ceiling lights provide subtle illumination.

Bedroom One

16'10" x 16'4" (5.12m x 4.97m)

This bedroom enjoys impressive views through large corner windows, featuring light grey carpeting and neutral walls. It includes built-in wardrobes with sliding doors and has enough room for a double bed and desk area, making it a bright and flexible living space.

En-Suite

11'1" x 4'10" (3.37m x 1.47m)

This ensuite bathroom offers a sleek, contemporary style with a walk-in glass shower, a wall-mounted toilet, and a floating vanity unit topped with a round basin. The neutral colour palette is enhanced by polished tiles and built-in shelving with glass fronts for toiletries, creating a clean and functional space.

Bedroom Two

13'11" x 13'3" (4.25m x 4.05m)

This bedroom benefits from abundant natural light through large windows with roller blinds, offering views of the surrounding city. It is carpeted with a neutral scheme, and fitted with built-in wardrobes providing good storage. The room comfortably fits a double bed and a desk, making it suitable for both rest and study or work.



Bedroom Three

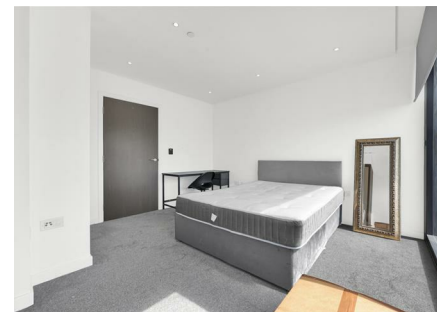
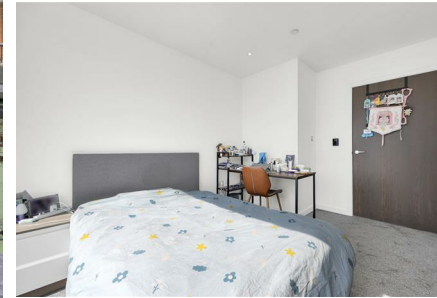
12'8" x 9'3" (3.87m x 2.83m)

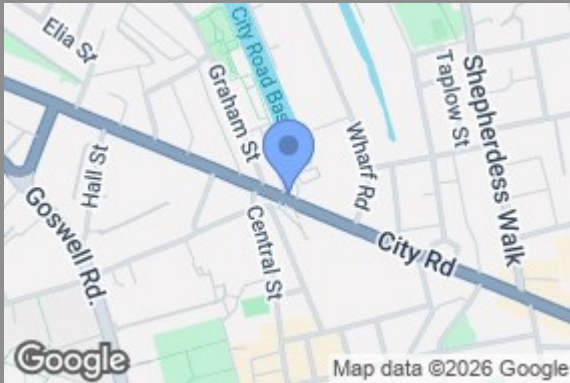
This bright bedroom features large floor-to-ceiling windows that fill the space with natural light and offer expansive cityscape views. It is carpeted throughout and includes built-in wardrobes with sliding doors, providing ample storage. The room is spacious enough to accommodate a bed and a desk, making it versatile for both relaxation and work. Neutral tones and recessed ceiling lights complete the modern, airy feel of this room.

Bathroom

7'6" x 5'9" (2.28m x 1.74m)

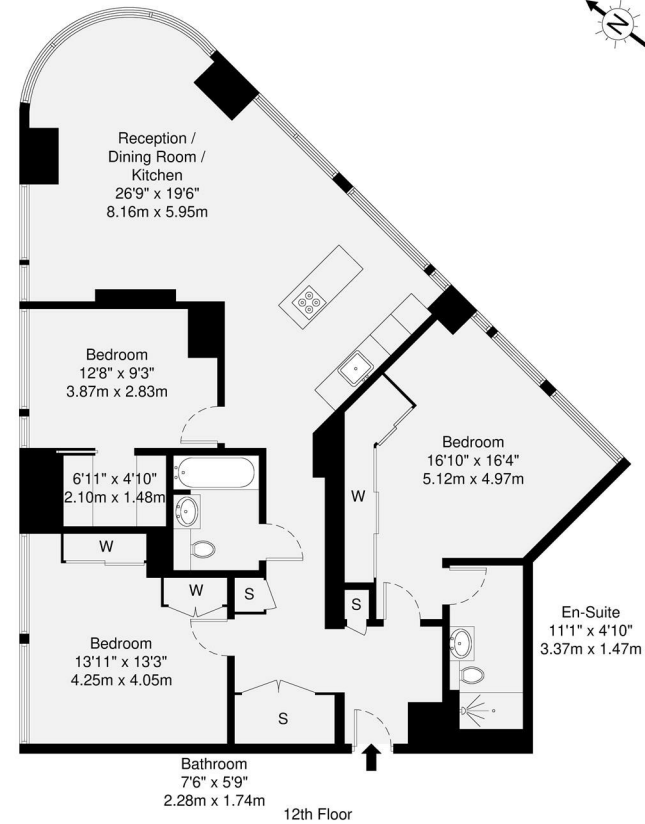
A well-appointed family bathroom fitted with a modern bath and shower, wall-mounted toilet, and a floating vanity basin. The space is finished with large polished tiles on the floor and walls, and includes a mirrored cabinet for additional storage, blending practicality with clean, contemporary aesthetics.





Chronicle Tower, EC1V

GROSS INTERNAL AREA
126.3 sq m / 1359 sq ft



GROSS INTERNAL AREA (GIA)
The extent of the property
126.3 sq m / 1359 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
7.1 sq m / 76 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Fenced etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited clear areas under 1.9m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Council Tax Band G

EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

69 Paul Street

London

EC2A 4NG

020 7637 4000

olly.knipe@strettons.co.uk