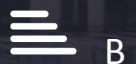


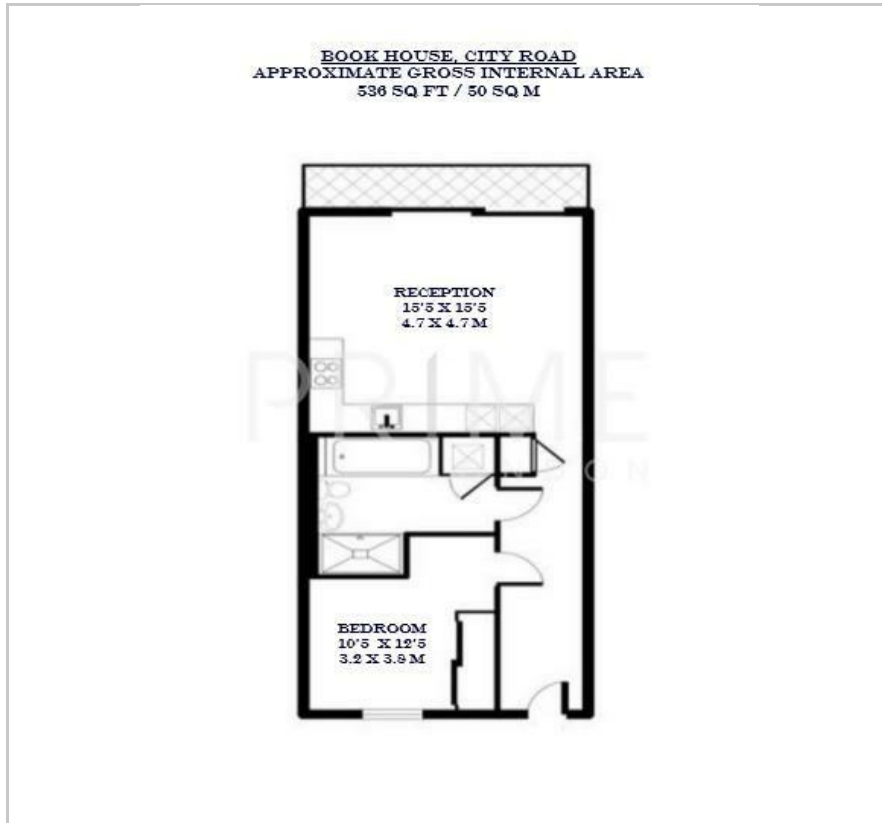
Book House

261A City Road, EC1V 1AH

£612 Per Week



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- One bedroom apartment
- 536 sq ft (50 sqm)
- Private balcony overlooking
- Residents' pool, spa, gym and the canal
- Residents' pool, spa, gym and meeting room
- Perfectly positioned between
- 24 hour concierge
- Old Street and Angel



This well-presented one-bedroom apartment, set within the sought-after Book House, is available for lease through Prime London.

Offering 536 sq ft (50 sqm) of living space, the property comprises an open-plan reception and kitchen area is bright and spacious, featuring tiled flooring and integrated appliances, and large windows allow for plenty of natural light. The bedroom is generously sized and includes built-in storage, and the modern bathroom is finished to a high standard.

The apartment also features a generous private balcony with views of the canal.

As part of the Lexicon development, residents enjoy exclusive access to premium facilities, including a spa, gym, swimming pool, and meeting room.

Conveniently located between Upper Street and Old Street, the apartment offers easy access to Angel's boutique shops and high-street retailers, as well as the vibrant bars and restaurants of Shoreditch and Hoxton.

Nearby transport links include Angel and Old Street stations (Northern Line), alongside multiple bus routes providing excellent connectivity to Shoreditch, the City, and the West End.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.