



City Road, London, EC1V

BUTLER & STAG





**Located in an iconic building in the Old Street Area is this two bed large and light apartment featuring a separate lounge and kitchen diner and offering over 950 Square Foot of space.**



- Two Double Bedrooms
- Kitchen/Dining Area
- 5th Floor
- Walking Distance From Old Street Station
- Lounge/Living Area
- 950 SqFt
- Iconic Building
- City Living

Available from beginning of May and located in this Iconic landmark building is this well-presented apartment with two bedrooms and two bathrooms (one en-suite) arranged over 950 Sq Ft, and situated on the fifth floor in Imperial Hall.

The property features a spacious modern kitchen/reception, a large bright and welcoming living area with wooden flooring throughout the apartment.

Imperial Hall is a red brick Edwardian mansion block on City Road, built in 1902 as a former Wesleyan retreat and hospital. The building benefits from a ported reception, lift access and well maintained communal areas (including a stunning roof terrace).

it is located within walking distance of Old Street Underground Station and the bars, cafes, and restaurants in the vibrant area.



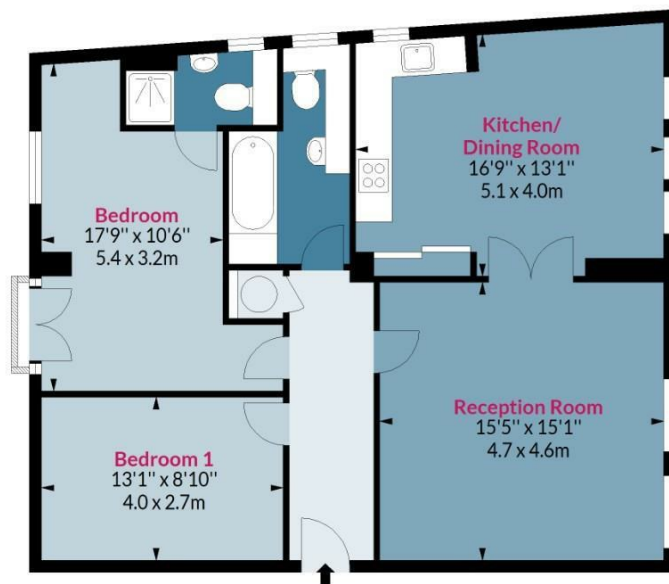




## Imperial Hall, EC1V

Approx. Gross Internal Area 948 Sq Ft - 88.07 Sq M

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### Fifth Floor

Floor Area 948 Sq Ft - 88.07 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 6/3/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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