

Islington Office

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**CITY ROAD, CLERKENWELL, EC1V**
£520 per week**Preliminary Details**

A delightful two double bedroom apartment is set within a prestigious development situated right in the heart of Old Street and a short walking distance in to the City. Set on the fourth floor boasting lots of natural light, this apartment offers a comfortable living/dining area opening on to a fully-fitted kitchen with French doors, two double bedrooms with fitted wardrobe space and a modern bathroom. Benefiting from high ceilings, original wood flooring, day time porter, a lift and access to a communal roof terrace, this property would be perfect for professional couple or two sharers looking to be in the heart of the City.

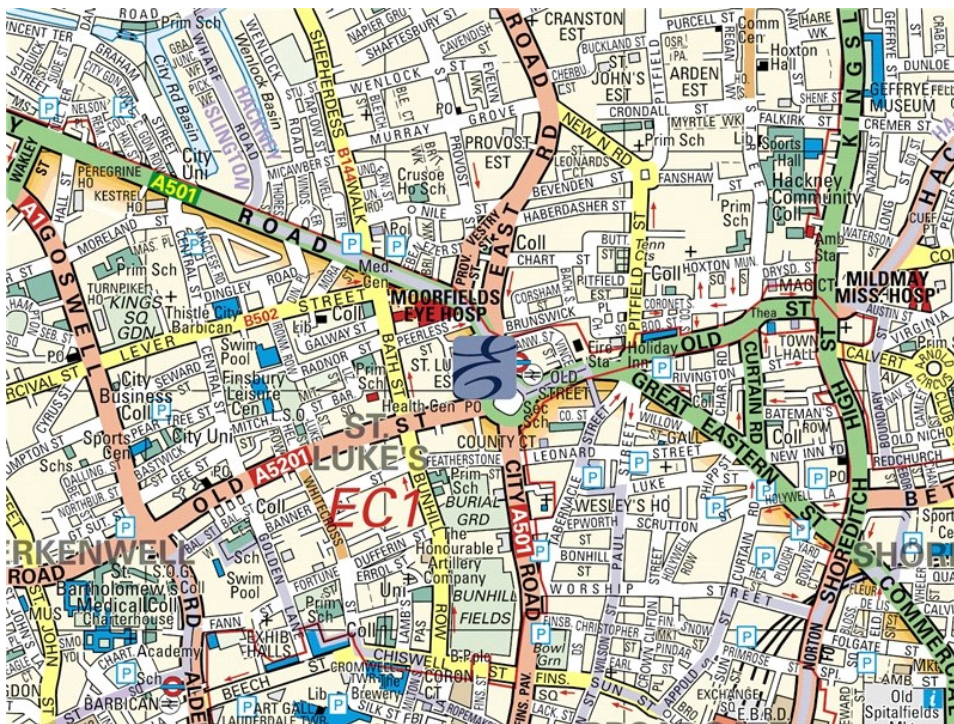
**2 Bedroom • 1 Bathroom**




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Area Overview



Situated just to the north of the City, Clerkenwell plays host to some magnificent Georgian houses and historic churches sandwiched between old warehouses, many of which have been turned into beautifully presented flats. Shakespeare, Hogarth, Lenin and Pepys have all had associations with Clerkenwell and some of the old trades such as printing and clockmaking still survive. New industries now sit comfortably alongside these traditional trades, with media companies now as prevalent as the diamond dealers of Hatton Garden.



City Road, Clerkenwell  Old Street (0.1M),  Moorgate (0.6M),  Barbican (0.6M)

Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	55	57	(55-68) D		
(39-54) E			(39-54) E	51	51
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR CITY ROAD, CLERKENWELL, EC1V



Sadler's Wells

Sadler's Wells Theatre is the collective name of the 6 theatres which have been located in Islington since 1683. The theatre is dedicated to bringing the best in UK and international dance to a London audience, from contemporary dance, to flamenco, tap and family shows, there is something for everyone to enjoy.

🚶 1300m (22 mins) from City Road



Camden Passage

Camden passage is a pedestrian area just off Upper Street in Islington, and is home to London's most thriving antiques market. Hidden down the cobbled streets, the market is famous for its unique collection of shops, stalls and hidden gems and continues to attract visitors from all over the world.

🚶 1400m (23 mins) from City Road



Paul A Young Chocolate Shop

Pure chocolate indulgence can be found tucked away in Camden Passage, Islington. Yorkshire born Paul has the well earned reputation as a world class artisan chocolatier, being ranked in the world's top 10, and is famous for his unique and often daring flavour combinations.

🚶 1400m (23 mins) from City Road



The Old Queens Head Pub

This pub is ideally situated close to Angel tube station, and offers a impressive setting with 16th Century fireplaces and a warm and inviting atmosphere. As a live performance venue, it offers regular DJ nights as well as a delicious menu, which is a welcome change from some of the regular chain pubs.

🚶 1400m (23 mins) from City Road



Angel Tube

Located in Islington, this station is on the Northern Line between Old Street and Kings Cross. The station opened in 1901 and was named after the once-famous Angel Inn pub. The station is perhaps most famous for having the highest escalators in Western Europe, with a vertical depth of 90ft.

🚶 1400m (23 mins) from City Road



Islington Green

A small triangular green which marks the convergence of Upper Street and Essex Road in Islington. The pretty and popular park is an area of common land which roughly acts as the border between Angel and Islington

🚶 1500m (25 mins) from City Road