



Fable Apartments, 261C City Road
London EC1V

A well presented apartment further improved by the present owner

A desirable one double-bedroom apartment on the second floor of a sought-after Mount Anvil waterfront development.



1 RECEPTION ROOM



1 BEDROOM



1 BATHROOM



LEASEHOLD



449 SQ FT



**GUIDE PRICE
£495,000**



The property

Fronted by City Road basin a tributary of the Regents Canal, the apartment sits in a stunning location. The open-plan sitting room/kitchen has hardwood engineered oak flooring with stylish wall mounted radiators. The contemporary kitchen units were improved and now accommodate the full range of integrated appliances, as to be expected. There are two large windows in the sitting room making it feel light and spacious.

On entering the apartment, there is a generous hall with space for shoes/coats and a video intercom system. The hall leads into the double bedroom with bespoke fitted wardrobes and drawers creating useful clothes storage.

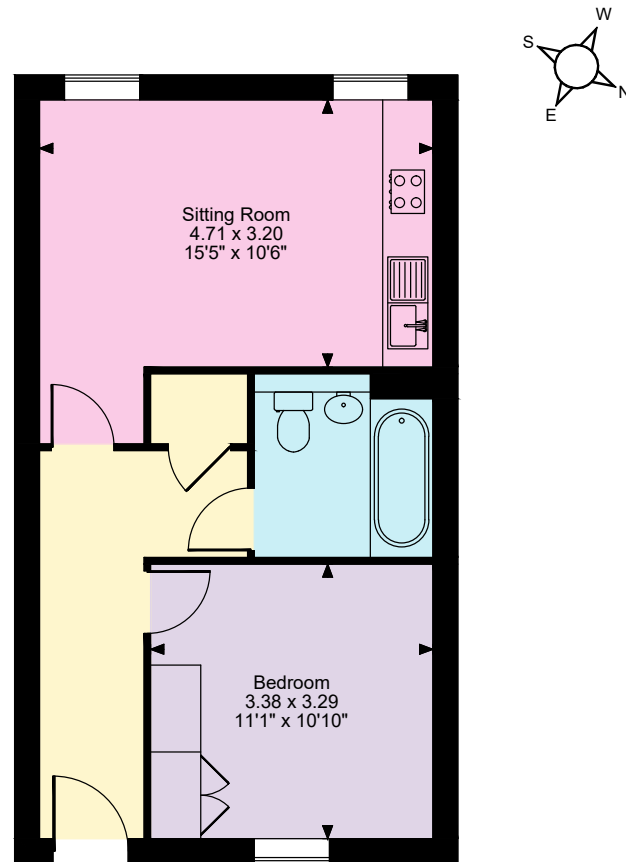
Adjacent to the bedroom is a well presented cloak/bathroom with combined bath/shower fitted. A utility cupboard housing the boiler and washing machine also offers useful storage.

There is separate secure bicycle storage and the use of a fully equipped gymnasium, swimming pool with steam room and sauna in the Lexicon building.

Good transportation links exist from Old Street Station and Angel Tube.







Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Outside

Adjacent to the building is Graham Street Gardens and Playground, Islington Boat Club, Regents Canoe Club and the City Road Basin. The basin affords a pleasant aesthetic and attracts a variety of wildlife and migrating birds.

The property is within striking distance of a number of popular destinations, including the independent shops, cafés, restaurants and amenities at Angel and Camden Passage, Chapel Market, Exmouth Market and Clerkenwell and at the Barbican. Pleasant walks can be enjoyed along the Regents Canal with access to Coals Drop Yard, Broadway Market and Victoria Park.

Floorplans

House internal area 449sq ft
For identification purposes only.

General

Tenure: Leasehold 125 Years Unexpired

Local Authority: London Borough of Islington

Broadband: Fibre Optic

Service Charge: £3,404.60 2025/2026 inc. access to gym, pool, sauna and steam room

Ground Rent: £250 p.a.

Council Tax: D

EPC Rating: B

Fixtures and Fittings: Certain items are excluded from sale but may be available by separate negotiation.

Asking Price: £495,000

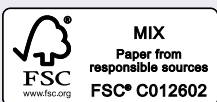
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