

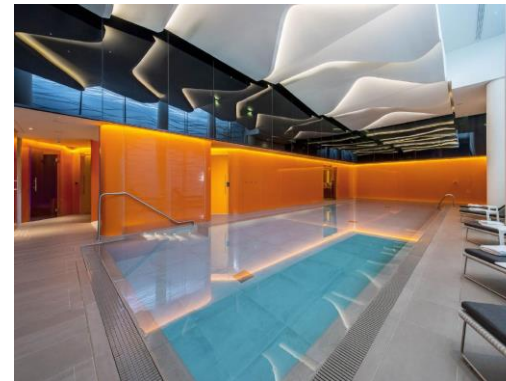


**City Road, Clerkenwell, EC1V**

**Kinleigh Folkard & Hayward**







**City Road,  
Clerkenwell, EC1V**  
**£500,000**  
**Leasehold**

Canaletto is ideally located on City Road which is equal distance to vibrant Angel, Shoreditch, Clerkenwell and City of London. The building serves Angel and Old Street underground stations.

- Twelfth Floor (with lift)
- Balcony
- 24 Hour Concierge
- Swimming Pool & Spa
- Award Winning Design
- Walk to the City
- Close To Station
- EPC Rating B

A stunning studio apartment situated on the twelfth floor of this highly regarded modern development. The property benefits from floor to ceiling doors leading out onto a private balcony.

For more information or to arrange a viewing please contact:

**Clerkenwell**  
132-136 St John Street  
Clerkenwell, EC1V 4JT  
020 7563 5060  
clerkenwell.sales@kfh.co.uk

**Kinleigh Folkard & Hayward**



## APARTMENT TYPE — STUDIO

64



ELEVATION



INDICATIVE FLOOR PLATE LEVELS 1 - 18



SCHEDULE OF AREAS

**Net Saleable Area**  
36 sq m (388 sq ft)

**Balcony**  
2 sq m (21 sq ft)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

