

# CITY ROAD

LONDON EC1



## INVEST IN CITY ROAD

*Located just eight minutes' walk from Old Street, City Road is a landmark development designed by world renowned architects Foster + Partners. Offering an annual house price growth increase of 19%\* within the next 5 years, this mixed-use development has strong capital growth potential for investors.*

\*Source: CBRE

Computer generated images of City Road are indicative only.

**Berkeley**  
Designed for life





## INTRODUCING CITY ROAD

- 36 Storey landmark tower designed by world famous architects Foster + Partners
- Interiors by world renowned designer Darling Associates
- Within walking distance of the City of London's Financial district and the vibrant nightlife of Shoreditch
- 2 acres of beautifully landscaped wi-fi enabled public space and embedded arts
- Residents' only gym & lounge
- Luxurious 20 metre pool and spa with Jacuzzi, sauna and steam room
- Incredible residents 7th floor rooftop terrace
- 24 hour concierge facilities
- Grade A office and studio space set over 3 floors
- Design led 190 room 4\* nhow hotel with bar
- 1500 cycle spaces



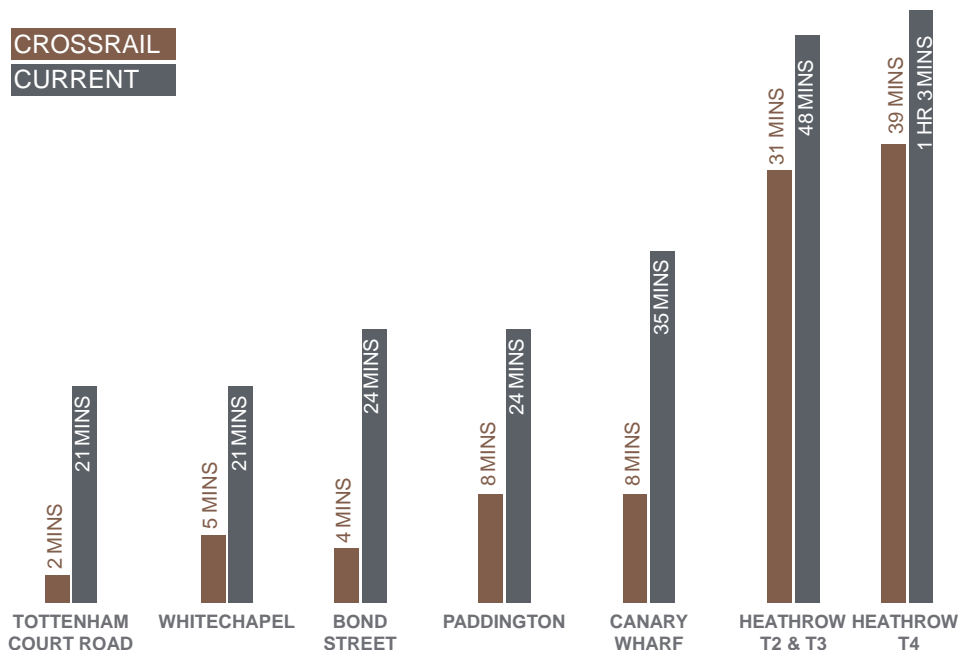
### LOCAL AREA

*Close to the Square Mile yet maintaining a unique reputation for nightlife and attractive traditional housing, Islington has always been a popular choice for young professionals and families as well as city workers. When Elixabeth Line opens in 2019, trains will stop at Farringdon, making Islington even better connected to the rest of London.*



### TRAVEL TIMES FROM FARRINGDON STATION

CROSSRAIL  
CURRENT



Source: London Underground - [tfl.gov.uk](http://tfl.gov.uk)

Crossrail - [www.crossrail.co.uk/route](http://www.crossrail.co.uk/route)





## WHY INVEST IN ISLINGTON BY CBRE?

33%

House price growth  
over last 5 years

11%

Rental value growth  
over last 5 years

19%

House price growth  
5 year forecast

23%

Rental value growth 5  
year forecast

Source: CBRE



13

Under/Overground  
stations



3

Railway stations



12 'Outstanding'  
primary schools



435 Restaurants  
and cafés



1,320 shops



5.6% share of London  
office space

## PROPERTY SUMMARY

Property Price	£1,415,000
Est. Completion	Q3/Q4 2024
Lease	999 Years
Ground Rent	£600 PA
Service Charge	£6.30/sqft per annum
Estimate Service Charge	£5,695 PA

## PAYMENT BREAKDOWN

Property Price	£1,415,000
Reservation Fee	£5,000
10% on Exchange of Contracts (21 days after reservation)	£136,500
A further 10% advanced instalment is payable 12 months after exchange	£141,500
A further 5% advanced instalment is due 24 months after exchange	£70,750
Balance of 75% is payable upon completion	£1,061,250

# 2 BEDROOM APARTMENT

APARTMENT NUMBER  
**07**

LEVELS  
**29**

ASKING PRICE  
**£1,415,000**

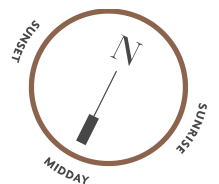
## FLOORPLAN

This stunning 29<sup>th</sup> floor 2 bedroom apartment sits in the landmark development City Road by Berkeley Homes. Light will flood this apartment through floor to ceiling windows, whilst enjoying the views overlooking the City and Central London. Storage and entertaining space are other aspects to this cleverly designed apartment that we have made a priority.

## VIEW



APT. 07	84 SQ.M	904 SQ.FT
Kitchen	3.23m x 2.24m	10'6" x 7'4"
Living/Dining Room	5.21m x 4.90m	17'11" x 16'1"
Master Bedroom	3.48m x 3.01m	11'5" x 9'10"
Bedroom 2	3.57m x 3.35m	11'8" x 11'0"



## KEY

◀▶ Depicts Measurement Points C Cloak/Storage U Utility Cupboard

\* Opening window. Floorplans shown for City Road are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Subject to Planning.



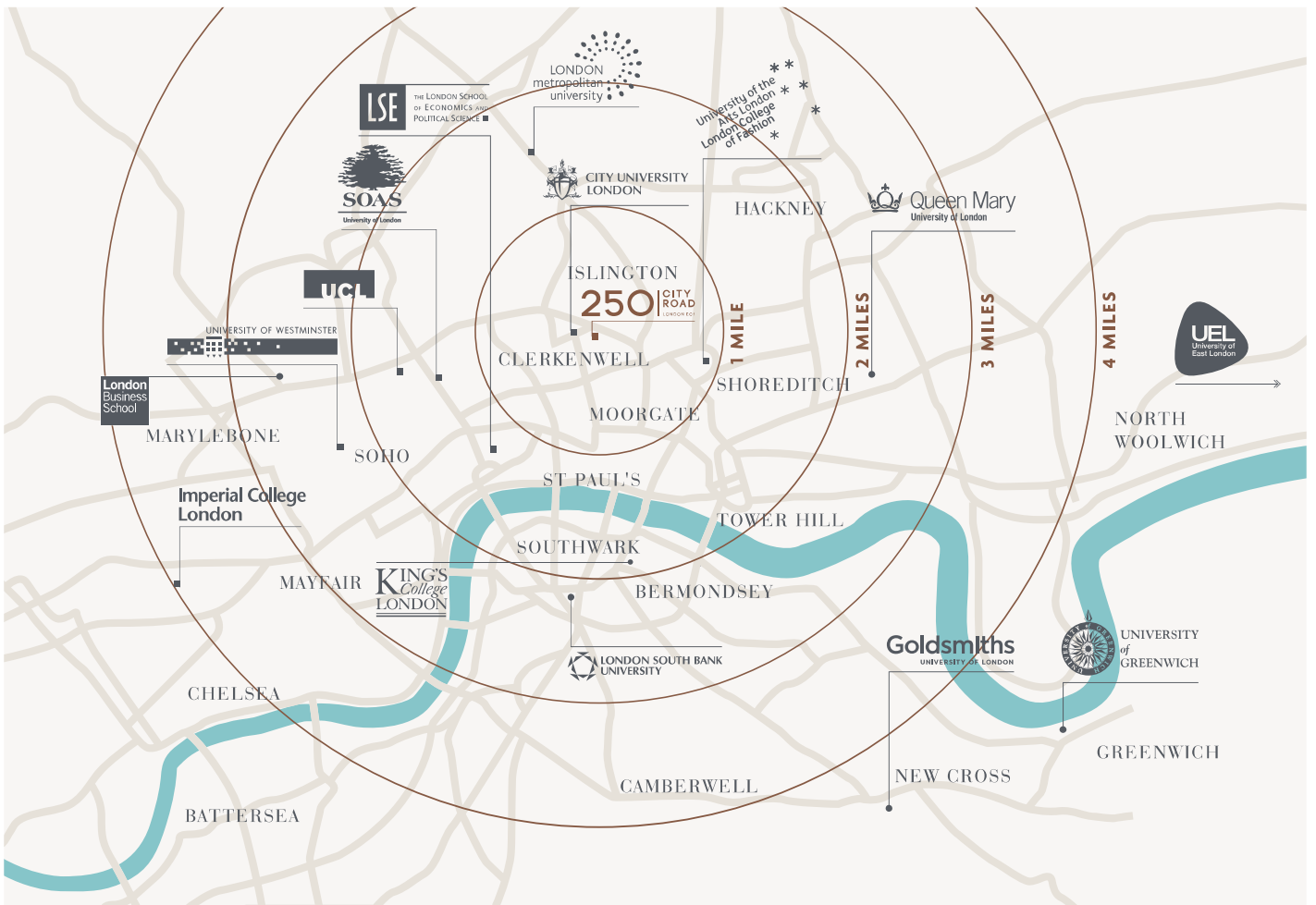
## LOCAL AREA

*Original and accessible at City Road you really are at the heart of everything London has to offer. With the delights of Upper Street or Silicon Roundabout a ten minute walk away, you are perfectly placed for work or play.*

- Situated on the edge of Shoreditch, City Road offers endless activity on your doorstep. Within a ten minute walk you can discover hidden bars, unique coffee shops and a flurry of restaurants.
- Regent's Canal runs parallel to the road, offering the chance for a leisurely stroll past the coffee shops, bars, pubs and places of interest that line the route.
- Visit Victoria Miro, showing the work of established and emerging artists from the USA, Europe and Asia
- Cultural arts amenities nearby include the Wesley's Chapel, House and Museum of Methodism, Sadler's Wells and the Old Red Lion Theatre
- Workplaces in the City and Central London are just short walk away, City Road connects Tech City with the cultural attractions of Islington and the city beyond.
- With a vibrant arts scene and big-name 'Islington Clubs', Angel and Upper Street is guaranteed to offer a daytrip or big night out that gets your vote.



## EDUCATION







## CONTACT US:

Please call our sales advisors for further information or to arrange an appointment to discuss details further on 020 3040 6250 or Email: [250CityRoad@berkeleygroup.co.uk](mailto:250CityRoad@berkeleygroup.co.uk);

Opening hours: 10am - 6pm daily, 10am - 8pm Thursdays, 10am – 4pm Sundays

### DISCLAIMER

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Computer generated images of 250 City Road are indicative only. Lifestyle images are indicative only.



Proud to be a member of the Berkeley Group of companies