



## **The Atlas, 145 City Road, London, N1 6AD**

**£570,000**

A modern studio/Suite located on the 3rd floor only 3 minutes-walk to Old Street Station (Northern Line).

Atlas is a landmark building standing on the axis of Shoreditch, Islington, Farringdon and the City, just a short walk in any direction and you'll discover endless restaurants, bars and pubs.

The 406 square foot of accommodation comprises a light and spacious studio room with defined living and sleeping areas, & access to a private balcony, a fully fitted kitchen with Siemens appliances and a modern luxury shower room

Residents facilities include a swimming pool, gym and cinema room as well as 24 hour concierge services

- STUDIO SUITE
- COMFORT COOLING AND UNDERFLOOR HEATING
- 999 YEARS LEASE
- BRAND NEW
- 406 SQ FT
- 3RD FLOOR
- RESIDENTS CINEMA & CONCIERGE SERVICE
- RESIDENTS GYM, SPA & POOL
- DESIGNER KITCHEN AND BATHROOM
- MINS FROM OLD STREET



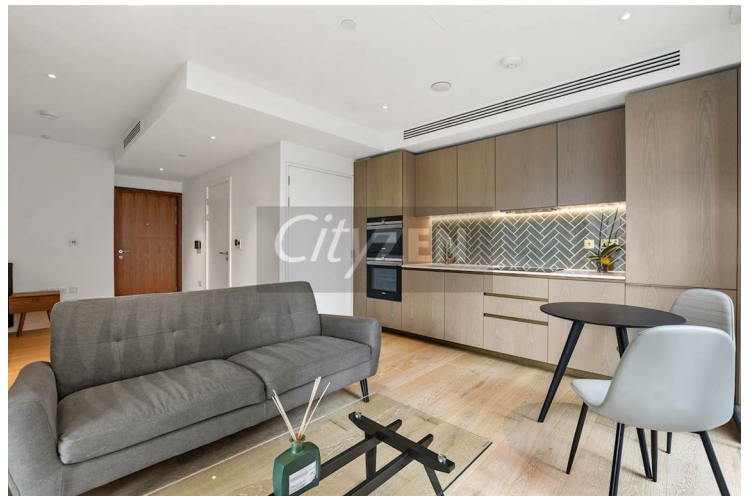
**The Atlas, 145 City Road, London, N1 6AD**



**The Atlas Building**



**Studio suite**



**Studio suite**



**Studio suite**



**Shower room**



**The Atlas, 145 City Road, London, N1 6AD**



**Kitchen**



**Swimming pool**



**Balcony**



**Gym**



**Studio suite**



**Residents lobby**

# The Atlas, 145 City Road, London, N1 6AD



Residents lobby

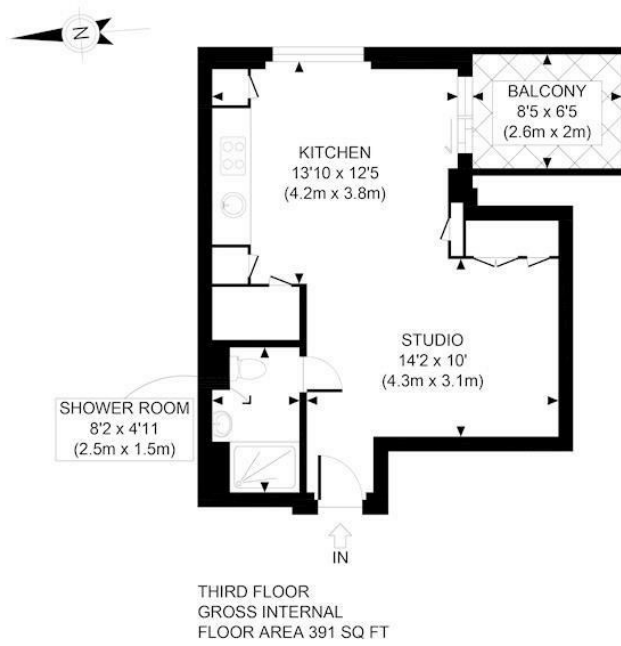


Concierge



Cinema

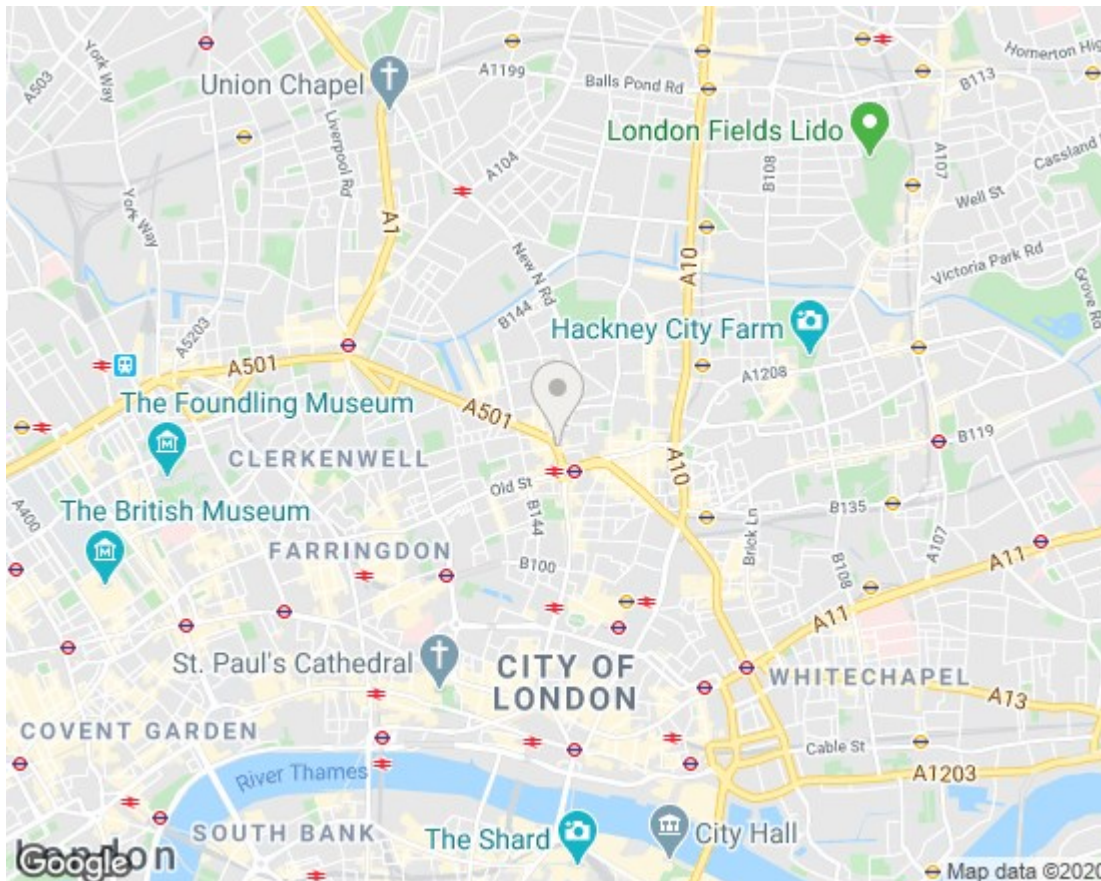




APPROX. GROSS INTERNAL FLOOR AREA 391 SQ FT / 36 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.