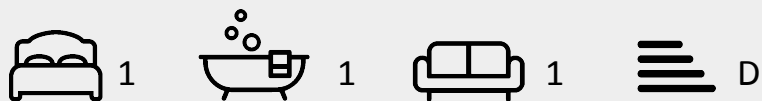




City Approach 190 City Road, London, EC1V 2QH

Guide price £735,000



An exceptional first-floor apartment on City Road which offers a perfect blend of modern living and convenience. Spanning an impressive 996 square feet, the property is situated within the renowned City Approach building, known for its contemporary design and prime location.

Upon entering, you are greeted by a cavernous hallway which leads onto a spacious 35-foot living room that provides an inviting atmosphere, ideal for both relaxation and entertaining. The living area seamlessly flows into a bespoke fully fitted kitchen, equipped with high-quality appliances and ample storage, making it a delight for any culinary enthusiast. Additionally, a utility cupboard in the hallway adds to the practicality of the space. The flat was completely rebuilt in 2024 by architect Paul Fineberg and includes extensive storage and white oak wide plank flooring throughout.

The apartment features a well-appointed modern bathroom, complete with a walk-in shower, ensuring a luxurious experience. The large bedroom is a

- 996 Sq Ft
- Turnkey
- Incredible Location
- High Ceilings
- Solid Wood Floors Throughout
- Loft Style Apartment
- Rebuilt in 2024 by architect Paul Fineberg
- 970 Years Lease
- Lots of Natural Light
- Triple Glazed Windows

