

Book House, City Road, Old Street, EC1V

Asking Price: £825,000

Benham & Reeves

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3 Bedroom (s) 2 Bathroom (s) Leasehold

Set on the first floor of the sought-after Book House, part of the prestigious Lexicon development, this immaculate three-bedroom apartment enjoys an enviable waterside position overlooking City Road Basin. Perfectly placed between Angel and Old Street stations, the location offers unrivalled access to the City, Islington, Clerkenwell, and Shoreditch while maintaining a peaceful Canalside setting.

The apartment has been thoughtfully designed to maximise light, space, and comfort. The open-plan reception room and kitchen features Siemens appliances, ample dining space, and full-height doors leading onto a generous private south-east facing balcony with tranquil basin views. A separate study provides the flexibility to work from home or use as a third bedroom.

The principal bedroom benefits from dual aspect windows, fitted wardrobes, and an en-suite shower room, while a stylish family bathroom serves a second double bedroom. Cleverly integrated storage further enhances the practicality of the home.

Residents of Book House enjoy access to outstanding amenities shared with Chronicle Tower. These include a 24-hour concierge, luxury spa, swimming pool, gym, sauna, landscaped communal areas, and residents' lounges.

Tucked back from City Road via a pedestrian walkway, the development combines tranquillity with connectivity. Angel, Old Street, and King's Cross St Pancras are all within easy reach, alongside the vibrant restaurants, bars, shops, and cultural attractions of Angel, Hoxton, and Shoreditch.

Please note that this property is currently rented, photographs were taken prior to the current tenancy







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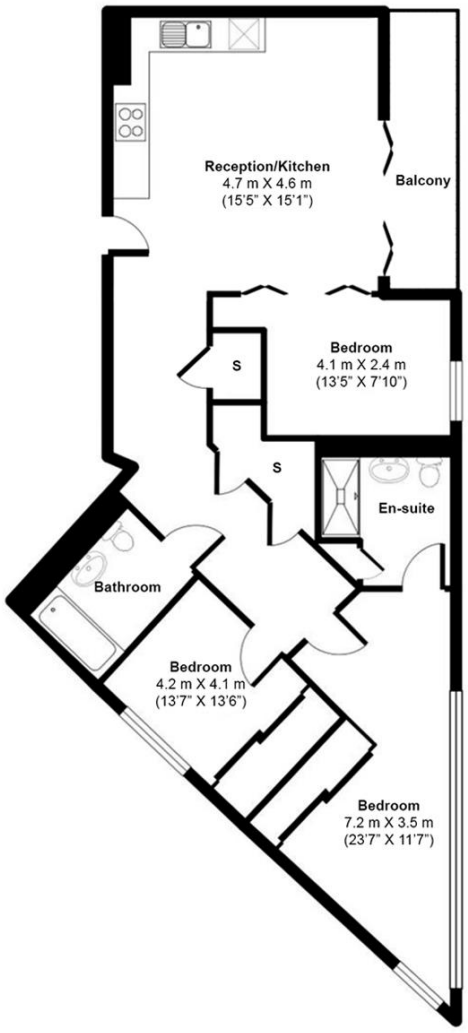
Property Features:

- Three Bedrooms
- Two Bathrooms
- Reception with Open-Plan Kitchen
- South-East Facing Balcony
- 965 Square Feet
- 24-Hour Concierge
- Swimming Pool
- Spa
- Gym

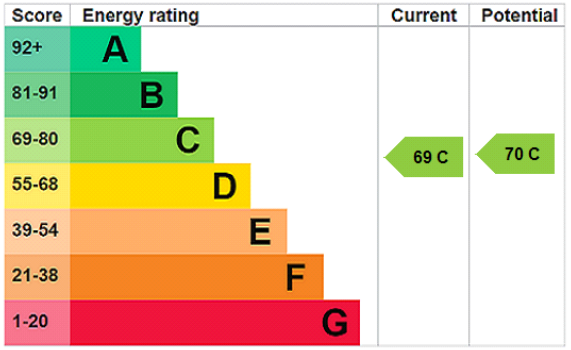
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Total Gross Internal Area

90 Sq/m - 965 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£825,000
Tenure:	Leasehold Expires 04/06/2151 Approximately 125 Years Remaining
Ground Rent:	£643.12 (per annum) For the year 2026
Service Charge:	£9,457.80(per annum) Approx. for the year 2026

Viewings:

All viewings are by appointment only through our City Office.

Our reference: NWH240076

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