

## £106,250 Shared Ownership

Fable Apartments, 261c City Road, London EC1V 1AP



- Guideline Minimum Deposit £10,625
- Fifth Floor (building has a lift)
- Modern Development Next To City Road Basin
- Short Walk to Angel/Old Street
- Guide Min Income Dual £56.5k | Single £65k
- Approx. 469 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Barbican/Moorgate/Liverpool St in Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £425,000). This smartly-presented apartment is on the fifth floor and the combination of elevation and floor-to-ceiling windows makes the most of a west/south-west-facing reception room. The open-plan kitchen features white/wood-grain units, integrated appliances and attractive, tiled splashbacks. There is a fitted wardrobe in the bedroom, a utility cupboard in the hallway and a stylish and quite spacious bathroom. Well insulated walls, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Fable Apartments is part of a modern development, with well-maintained communal areas and a large cycle store, located alongside City Road Basin. Residents of the development can make use of a high-spec gym/spa at a low monthly cost. Nearby Graham Street Garden provides pleasant outside space, Angel and Old Street are only a short walk away and the heart of The City is within easy reach.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years less 3 days from 01/11/2015).

**Minimum Share:** 25% (£106,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £838.38 per month (subject to annual review).

**Service Charge:** £276.33 per month plus optional £30 for gym/spa (both figures subject to annual review).

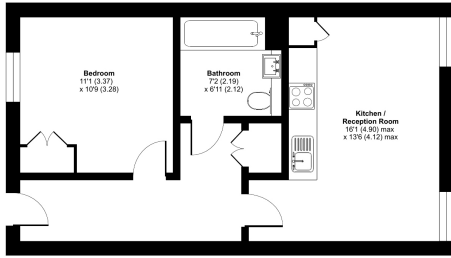
**Ground Rent:** £250.00 for the year.

**Guideline Minimum Income:** Dual - £56,500 | Single - £65,000 (based on minimum share and 10% deposit).

**Council Tax:** Band D, London Borough of Islington. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

**City Road, London, EC1V**  
Approximate Area = 469 sq ft / 43.5 sq m  
For identification only - Not to scale



**FIFTH FLOOR**  
Floor plan prepared in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2025. Produced by Urban Moves. 8827-222689

## DIMENSIONS

### FIFTH FLOOR

#### Entrance Hallway

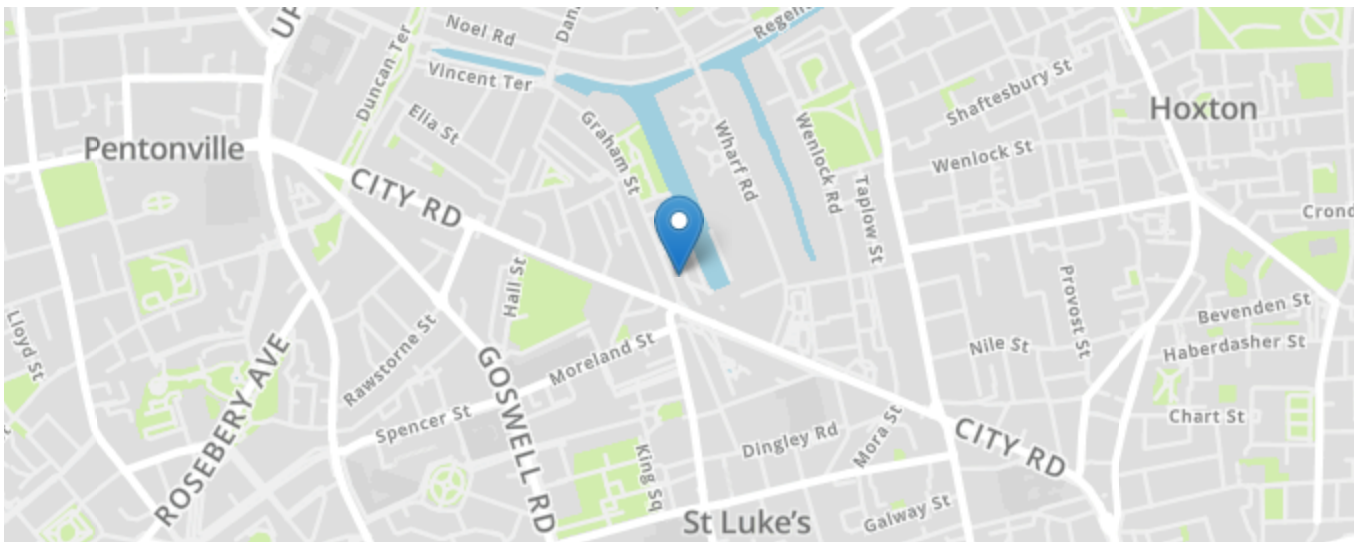
**Reception**  
16' 1" max. x 13' 6" max. (4.90m x 4.11m)

**Kitchen**  
included in reception measurement

**Bathroom**  
7' 2" max. x 6' 11" max. (2.18m x 2.11m)

**Bedroom**  
11' 1" x 10' 9" (3.38m x 3.28m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>82</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.