



## Bollinder Place, Angel, EC1V

Asking Price: £800,000

 Benham  
& Reeves



# Bollinder Place, Angel, EC1V

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

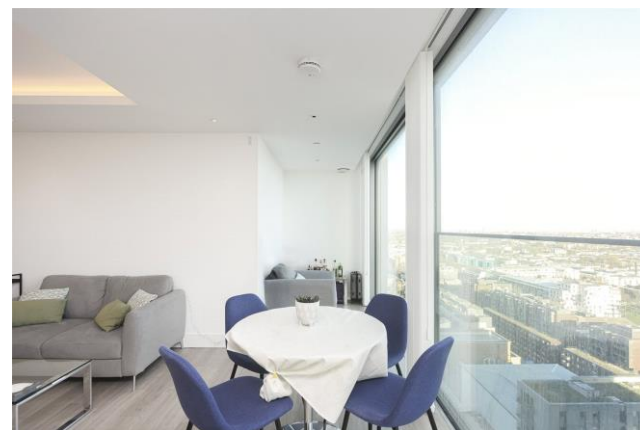
This stunning one bedroom apartment spans an impressive 714 square feet, once you walk through the main door you enter the bright and airy living room which is flooded with natural light, boasting high ceilings and wooden flooring.

The double bedroom benefits from a fitted wardrobe with south-facing views of the London skyline. There is a modern bathroom and a storage cupboard conveniently located off the hallway.

Carrara Tower is part of the iconic 250 City Road development, every apartment has zoned underfloor heating and comfort cooling. A premium specification throughout ensures that these apartments are expressions of contemporary elegance.

Residents can enjoy access to facilities including a gym, yoga studio, indoor swimming pool, spa & treatment room, business lounge, residents' lounge, private treatment rooms, 24 hour concierge service and 7th floor rooftop terrace.

Situated in the heart of London, 250 City Road is within walking distance of Old Street (0.6 miles), Angel stations (0.5 Miles) and the financial district of the City. Carrara Tower is a desirable new addition to this successful development.



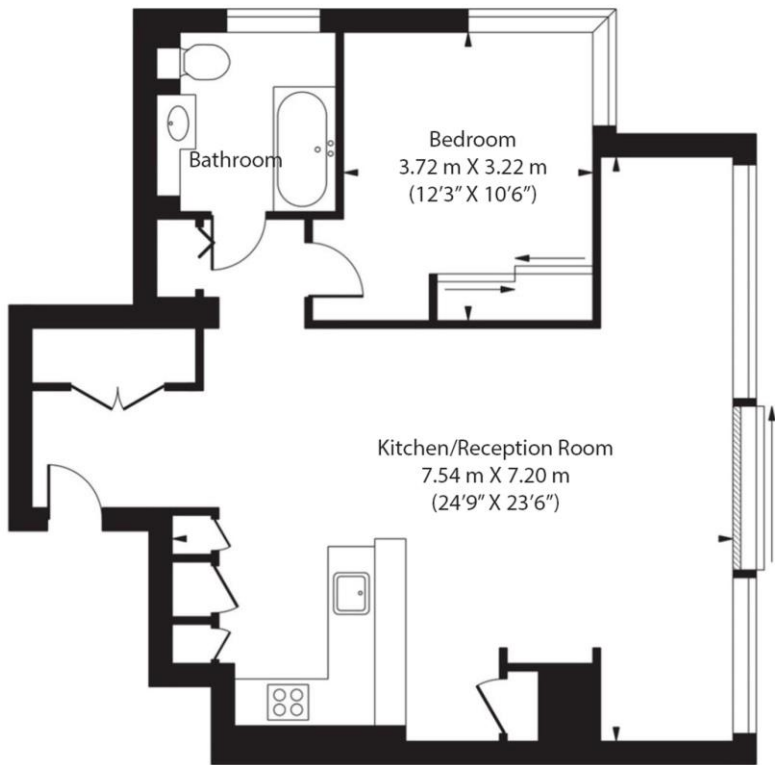


## Property Features:


- One Bedroom
- Bathroom
- 20th floor
- State of the art Gymnasium
- Luxurious Spa & Swimming Pool
- Residents' Roof Terrace
- 24-Hour Concierge



20th Floor  
Total Gross Internal Area ✖  
66.30 Sq/m - 714 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Terms & Conditions:

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

Asking Price:	£800,000
Tenure:	Leasehold Expires 01/01/3018 Approximately 993 Years Remaining
Ground Rent:	£500.00 (per annum)
Service Charge:	£4,970.00 approx.(per annum) 2023
Anticipated Rent:	£4,000.00 pcm Approx. 6% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH230309

T: 020 8036 3200

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W: [www.benhams.com](http://www.benhams.com)

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