



Carrara Tower, 1 Bollinder Place, Old Street, EC1V

Asking Price: £850,000

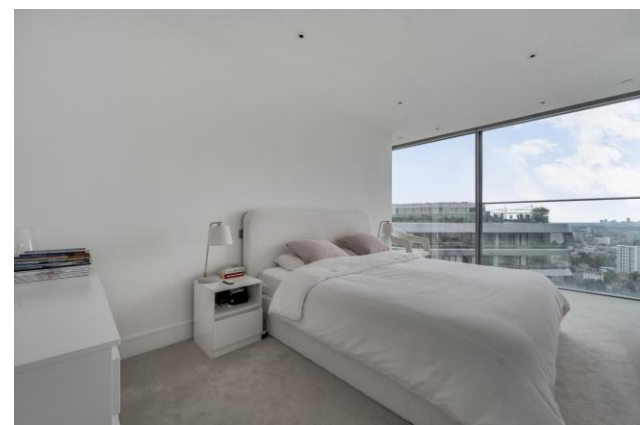
 Benham
& Reeves

Carrara Tower, 1 Bollinder Place, Old Street, EC1V

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the 27th floor of Carrara Tower, 250 City Road, is this bright and spacious two-bedroom apartment. Spanning approximately 785 square feet, this fabulous apartment features a reception room with a kitchen area with floor-to-ceiling windows. The kitchen is equipped with built-in appliances and has space for a dining area. The main bedroom includes a built-in wardrobe, and there is a luxurious bathroom. The apartment is further enhanced by comfort cooling and warm air heating, ample storage and wooden flooring.

Located on City Road, the 250 City Road development is a highly sought-after development with on-site amenities, including a 24-hour concierge, a residents' gymnasium, a swimming pool, a spa, a yoga studio, a business lounge, a residents' lounge, a screening room, a karaoke room and landscaped gardens. Old Street, Angel and Shoreditch are all vibrant local hotspots and all have a variety of cafes, bars, restaurants, shops and entertainment facilities. For transport, both Old Street and Angel underground stations are approximately 0.4 miles away, and there are several bus routes within walking distance.





Property Features:

- Two Bedrooms
- One Bathroom
- 27th Floor
- 24-Hour Concierge
- Residents' Gym
- Swimming Pool
- Communal Garden

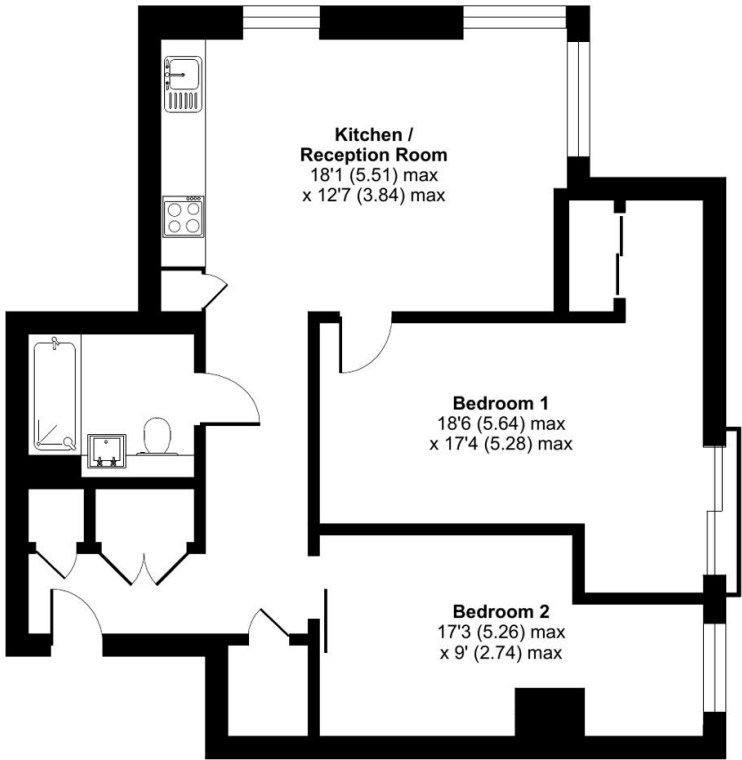


Carrara Tower, 1 Bollinder Place, Old Street, EC1V



Bollinder Place, London, EC1V

Approximate Area = 785 sq ft / 73 sq m
For identification only - Not to scale



TWENTY-SEVENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price: £850,000

Tenure: Leasehold
Expires 01/01/3018
Approximately 992 Years Remaining

Ground Rent: £500.00 (per annum)

Service Charge: £6,400.00 (per annum)

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250274

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

