



Bollinder Place, London, EC1V

Asking Price: £730,000

Benham
& Reeves

Bollinder Place, London, EC1V

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stunning one bedroom apartment on the 25th floor of the iconic development known as 250 City Road.

This well-proportioned apartment comprises one double bedroom with fitted wardrobes, a large open-plan kitchen/reception room with additional storage, a beautiful balcony and a modern bathroom. The apartment spans an approximate 518 square feet, perfect for residential buyers or investors.

Located in the heart of zone 1 and within easy reach of Old Street, the City and Shoreditch, 250 City Road is a landmark development designed by world-renowned architects Foster & Partners.

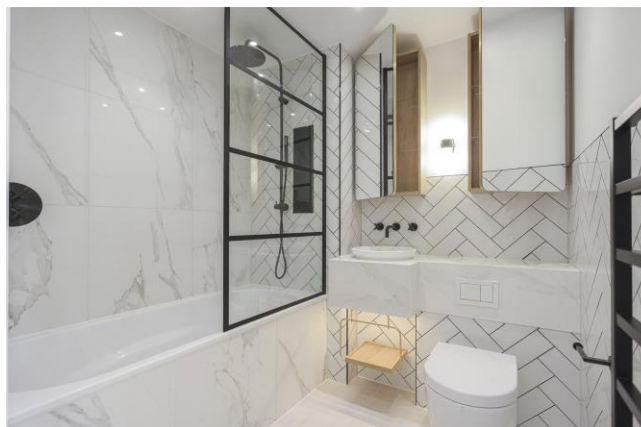
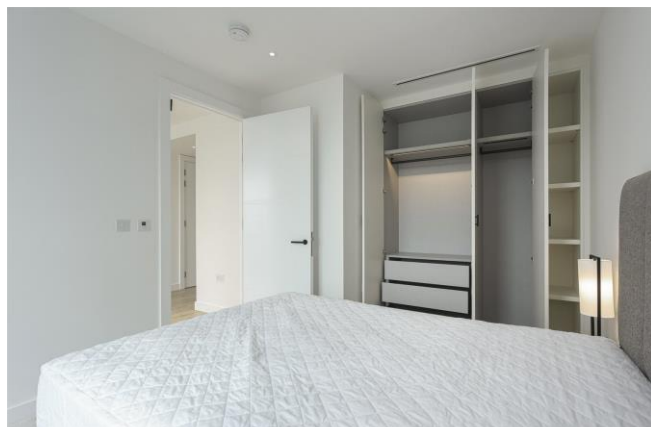
Five-star facilities at the development include a 24-hour concierge, gym, spa, pool, and residents' lounge. The development itself is surrounded by 1.9 acres of wi-fi enabled green spaces, cafes, and restaurants.



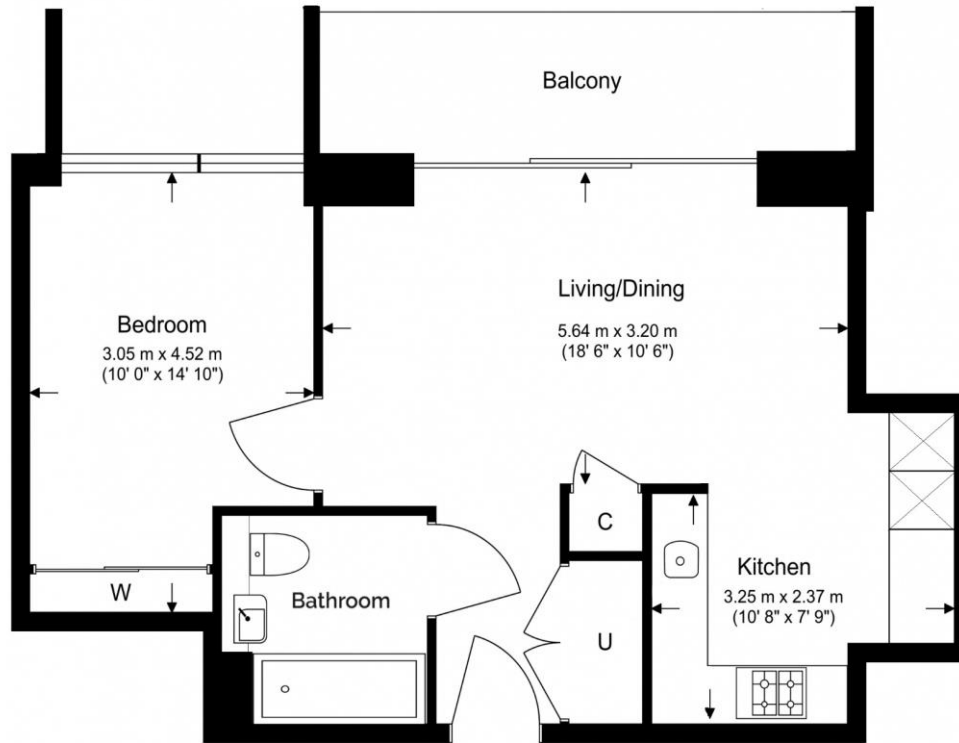


Property Features:

- One Bedroom
- One Bathroom
- 25th Floor
- Private Balcony
- 24 Hour Concierge
- Residents' Gym
- Spa & Swimming Pool



Total Gross Internal Area
50 Sq/m - 518 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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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: | £730,000 |
| Tenure: | Leasehold Expires 31/12/3017 Approximately 992 Years Remaining |
| Ground Rent: | £500.00 (per annum) |
| Service Charge: | To Be Confirmed |
| Anticipated Rent: | £2,800.00 pcm Approx. 4.6% Yield |

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250018

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

