



Bollinder Place, Old Street, EC1V

Asking Price: £880,000

 Benham
& Reeves

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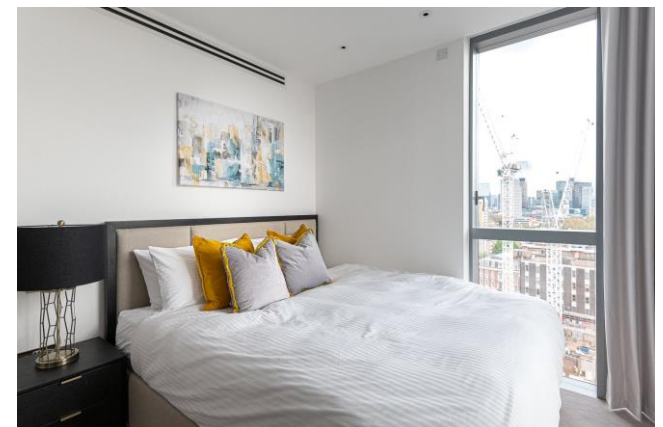
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the tenth floor of Carrara Tower, 250 City Road, is this bright and spacious, south west facing one bedroom apartment. Spanning and approximate 660 square feet this fabulous apartment has features that include a reception room with a kitchen area and floor-to-ceiling windows. The kitchen is equipped with built-in appliances and has space for dining. 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 an extremely sought after r 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, the 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 the Angel underground stations are both an approximate 0.4 miles away and there are several bus routes within walking distance.



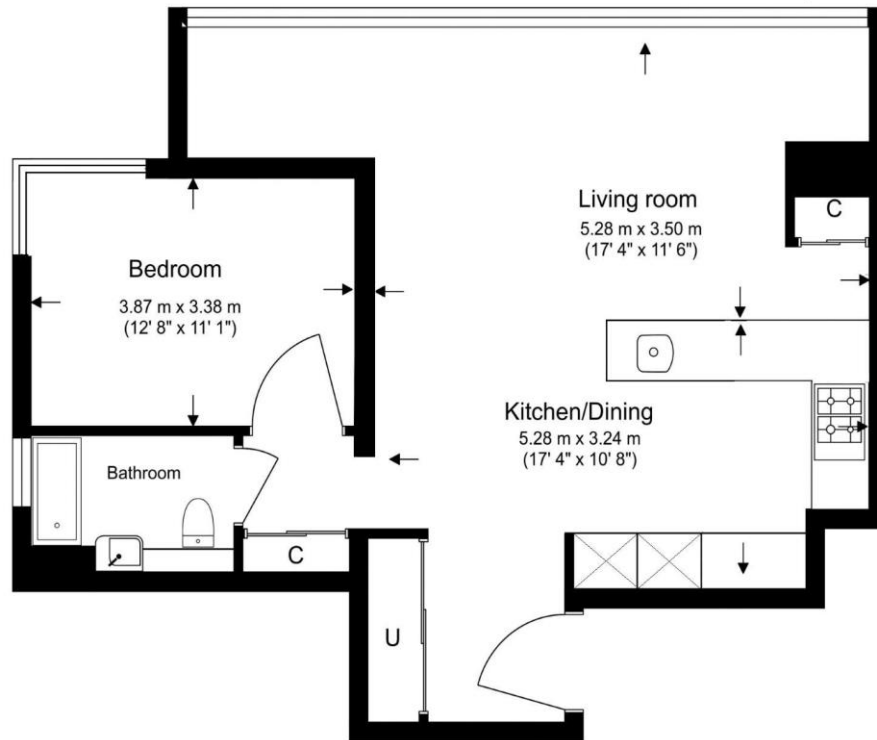


Property Features:

- 1 Bedroom
- 1 Bathroom
- 10th Floor
- 660 Square Feet (Approx.)
- 24-Hour Concierge Service
- Residents' Gym
- Swimming Pool
- Spa
- Yoga Studio
- Karaoke Room
- Communal Garden
- Old Street Station (Zone 1)



10th Floor Total Gross Internal Area 61.3 Sq/m - 660 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	83	83
(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:	£880,000
Tenure:	Leasehold Expires 01/01/3018 Approximately 993 Years Remaining
Ground Rent:	£500.00 (per annum) 2024
Service Charge:	£5,336.44 (per annum) 01.01.2024 - 31.12.2024
Anticipated Rent:	£2,900.00 pcm Approx. 4.1% Yield

Viewings:

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

Our reference: CWH240181

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W: www.benhams.com

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