



Bollinder Place, Old Street, EC1V

Asking Price: £900,000

Benham
& Reeves

Bollinder Place, Old Street, EC1V

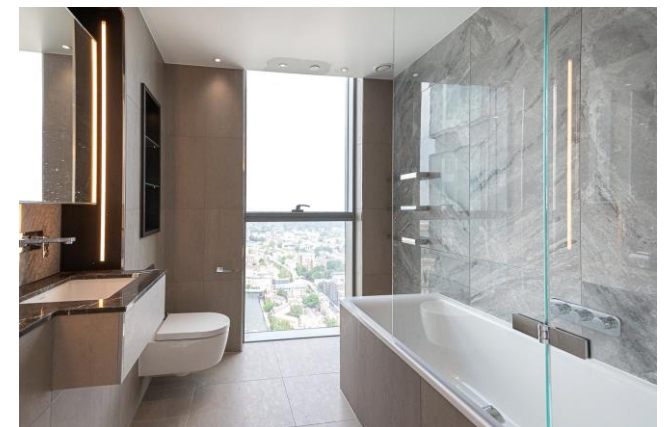
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This stunning one bedroom apartment arranged over the 32nd floor of a contemporary purpose built block. The flat spans an impressive 694 square feet and features impressive views from the floor to ceiling windows, which floods the property with natural light. The airy living room boasts high ceilings and wooden flooring. The double bedroom benefits from a fitted wardrobe with views of London. 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.



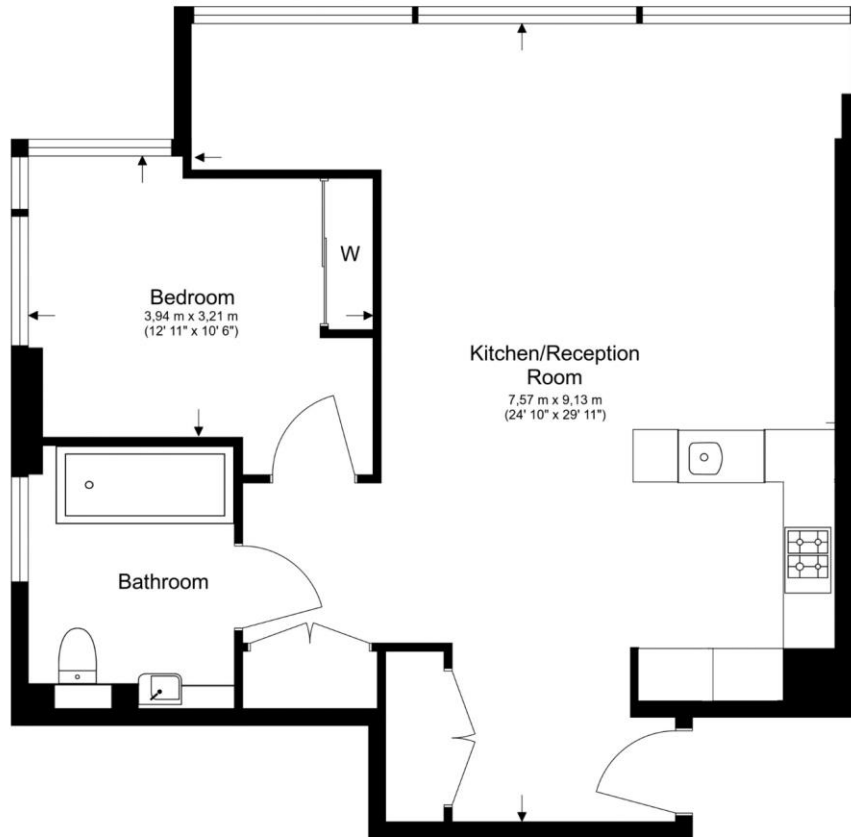


Property Features:

- One Bedroom
- One Bathroom
- 32nd Floor
- 24 Hour Concierge
- Luxury Spa and Swimming Pool
- State of the Art Gymnasium
- Residents' Roof Terrace
- Bespoke Fitted Wardrobes
- Built in Speakers




32nd Floor
 Total Gross Internal Area
 64.4 Sq/m - 694 Sq/ft



Benham & Reeves

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	82	82
(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:	£900,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 993 Years Remaining
Ground Rent:	To be Confirmed
Service Charge:	£5,215.08 (per annum) £2,607.54 from 01/01/2024 to 30/06/2024.
Anticipated Rent:	£3,400.00 pcm Approx. 4.5% Yield

Viewings:

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

Our reference: CWH240216

T: 020 8036 3200

E: canarywharf.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

