

Bollinder Place, London, EC1V

This stunning two bedroom apartment is located on the 39th of 43 floors within this eye catching tower. 250 City Road has much to offer its residents, from screening and karaoke rooms, to business lounges and a yoga studio. A 20m three lane pool, spa and gymnasium complete this appealing array of resident only facilities.

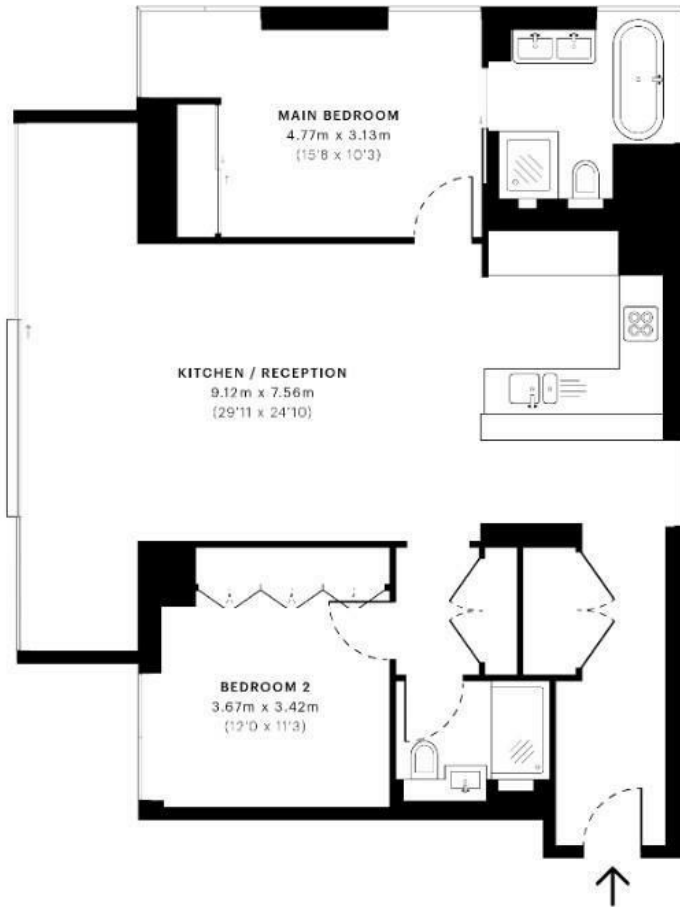
This home offers its owners an 29ftx24ft lounge/dining area, with floor to ceiling windows, helping showcasing it's jaw dropping East Facing views, along with an open plan fully integrated kitchen suite. The bedrooms are at opposite end of the property, one with an ensuite bathroom, with a feature bathtub nestled in a corner with floor to ceiling windows either side, the other has masses of built in storage and a shower room adjacent.

The tower is ideally situated within a short commute of both Old Street and Angel underground stations, minutes from Regents Canal and opposite City Road Basin.

The property will be sold with a tenant in situ, making this a potential investment opportunity.

- Penthouse apartment
- City living
- Thirty ninth floor
- 990 year lease
- EPC rating - B
- Council tax band - G
- Local rates - £3024

Asking price £1,650,000

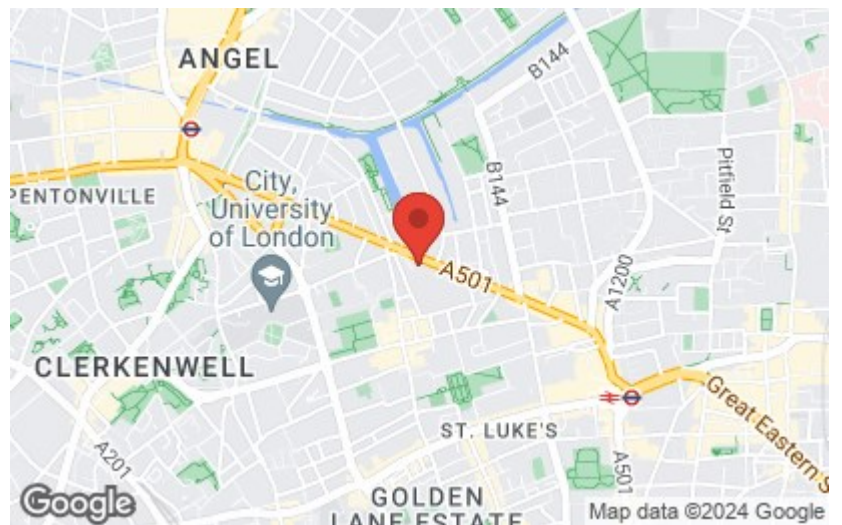


Thirty-ninth Floor



Based on the data provided in accordance with the RICS Valuation of Commercial Property - Property Valuation Standards. This is a preliminary report and should not be used for legal purposes. It is not a guarantee of accuracy and is provided for information only. All areas are approximate and should not be used for legal purposes. The floor plan is not to scale and is provided for information only.

SPICe ID: 0630F575B454F500D3C1233E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		83	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			