



Bollinder Place, London, EC1V

Offering impressive south facing views of the city skyline, this generous one bedroom apartment is located on the 25th 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.

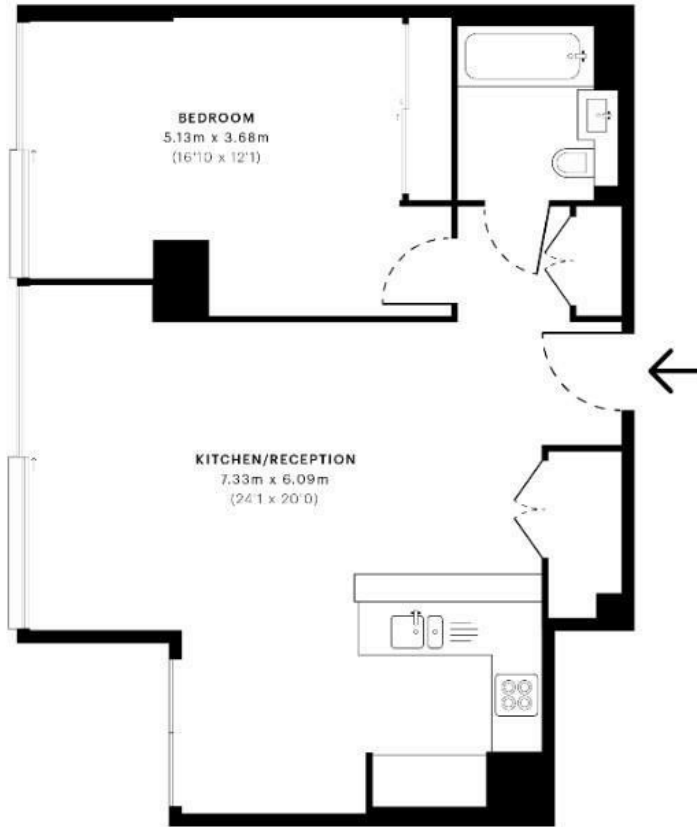
You enter the apartment into the inviting 21ftx19ft lounge/dining area, with floor to ceiling windows, helping showcasing it's jaw dropping views, to your left is the fully integrated kitchen suite. The bedroom is to your right, also with floor to ceiling windows and a smart modern bathroom finishes the unit.

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.

- Impressive city views
- Central location
- Generous size
- Onsite amenities
- Investment property
- EPC rating – B
- Council tax band - F
- Local rates - £2620

Asking price £990,000



Twenty-Fifth Floor



These are the floor plans as provided to us by the client. We have not carried out a physical inspection of the property. The floor plans are provided for information only and should not be relied upon for any legal or financial purposes. All measurements are approximate and should be used as a guide only. We do not warrant the accuracy of the floor plans.

PROPERTY REFERENCE: EC1V001
PROCESSED ON: 09/03/2023

SPEC ID: 054027Mod33985700de700046

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			
		83	83
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

