



Carrara Tower

1 Bollinder Place, EC1V

Asking Price £850,000

A spacious and bright 2 double bedroom apartment set on the 32nd floor of a landmark development designed by the renowned Foster & Partners architects.

CHESTERTONS



Carrara Tower

1 Bollinder Place, EC1V

- 2 double bedrooms
- 32nd floor of a landmark development
- Stunning views
- Residents pool and gym
- Residents yoga studio
- Residents lounge
- Close to transport links



A spacious and bright 2 double bedroom apartment set on the 32nd floor of a landmark development designed by the renowned Foster & Partners architects. Accommodation comprises open-plan kitchen/ reception room, bathroom and good size dual aspect double bedroom with built-in wardrobes. Carrara Tower forms part of the landmark Berkeley Homes 250 City Road development, designed by the world renowned Foster & Partners architects. Each apartment has been designed to maximise the use of light and space with brief for every room to have a view. Outside is 1.9 acres of beautifully landscaped green spaces and secluded courtyards creating a sense of calm in such a central & vibrant location. Residents enjoy facilities such as a state of the art gym, yoga studio, indoor swimming pool, spa & treatment room, resident's lounge, screening & karaoke room, 24 hour concierge and 7th floor rooftop terrace. The development is supremely well positioned for the renowned eateries and bars of Shoreditch, Upper Street, Camden Passage, Exmouth Market and Sadlers Wells Theatre. The City & the West End are both within walking distance. The nearest public transport links are Angel (Northern Line), Old Street (Northern Line) Farringdon Station (London Underground Circle Line, Hammersmith & City Line and Metropolitan Line and National Rail services). Kings Cross / St Pancras International is just 1 stop from Angel, with the Eurostar Terminus offering trains to mainland Europe. The property also benefits from excellent bus connections notably the 43 to London Bridge, 214 to Moorgate/Kings Cross/Hampstead, and 205 to the City/Paddington/Euston.

Tenure: Leasehold 992 years 4 months

Service Charge: £6810

Ground Rent: £604

Local Authority: Islington

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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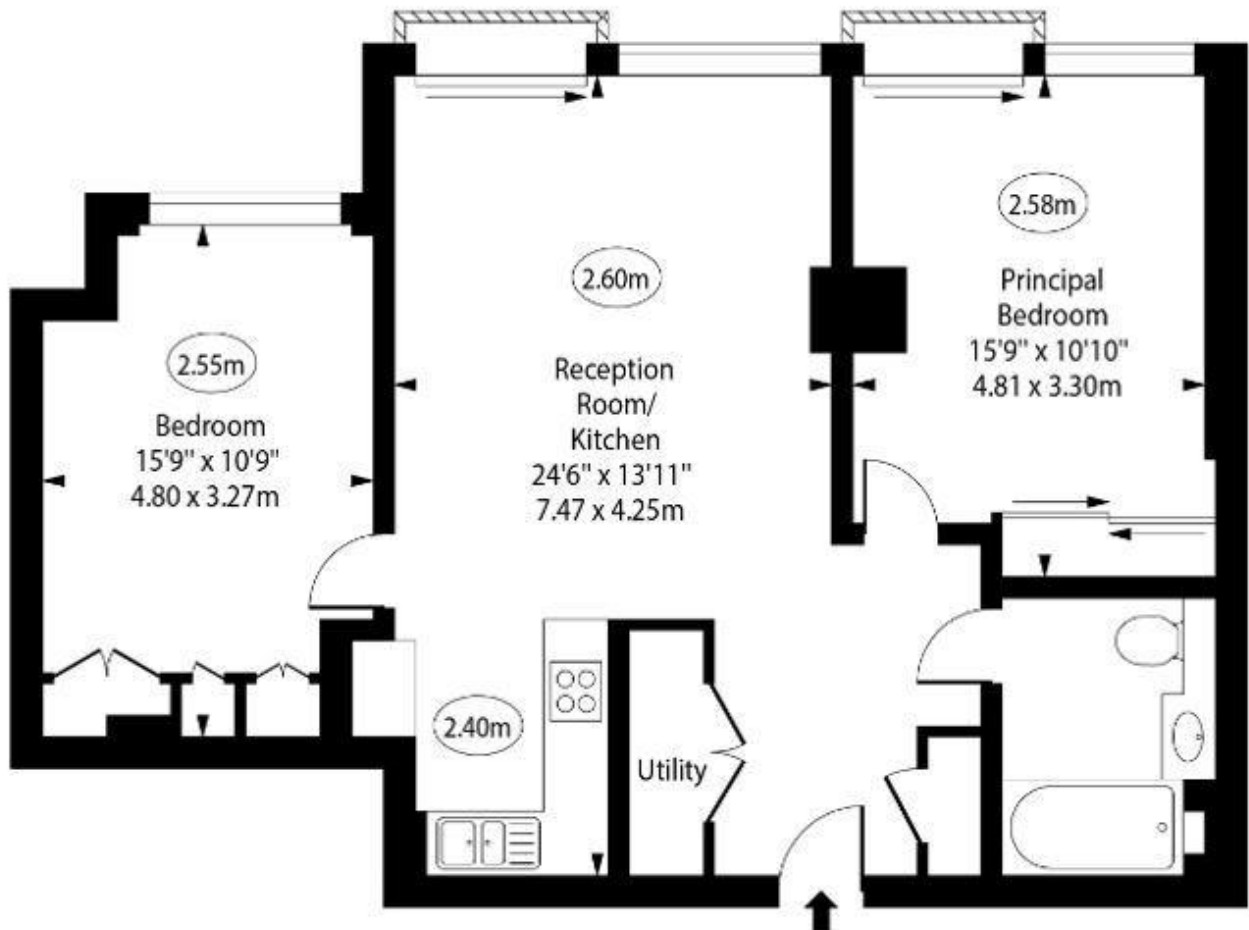
020 7359 9777

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○ - Ceiling Height



Thirty Second Floor

Approx Gross Internal Area 780 Sq Ft - 72.46 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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