



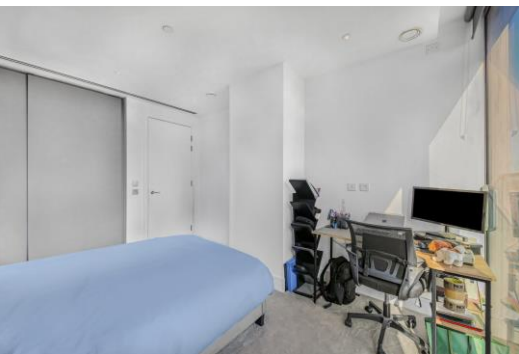
Carrara Tower

Bollinder Place, EC1V

Asking Price £800,000

A bright and spacious 2 bedroom apartment set on the 17th floor of a landmark development designed by the renowned Foster Partners architects only moments from Old Street station.

CHESTERTONS



Carrara Tower

1 Bollinder Place, EC1V

- 2 double bedrooms
- Set on the 17th floor
- Stunning views
- Residents pool and gym
- Residents yoga studio
- Residents lounge
- Close to transport links
- Car-free development



A bright and spacious 2 bedroom apartment set on the 17th floor of a landmark development designed by the renowned Foster Partners architects only moments from Old Street station. 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 3 months

Service Charge: £6800

Ground Rent: £600

Local Authority: Islington Council

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		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

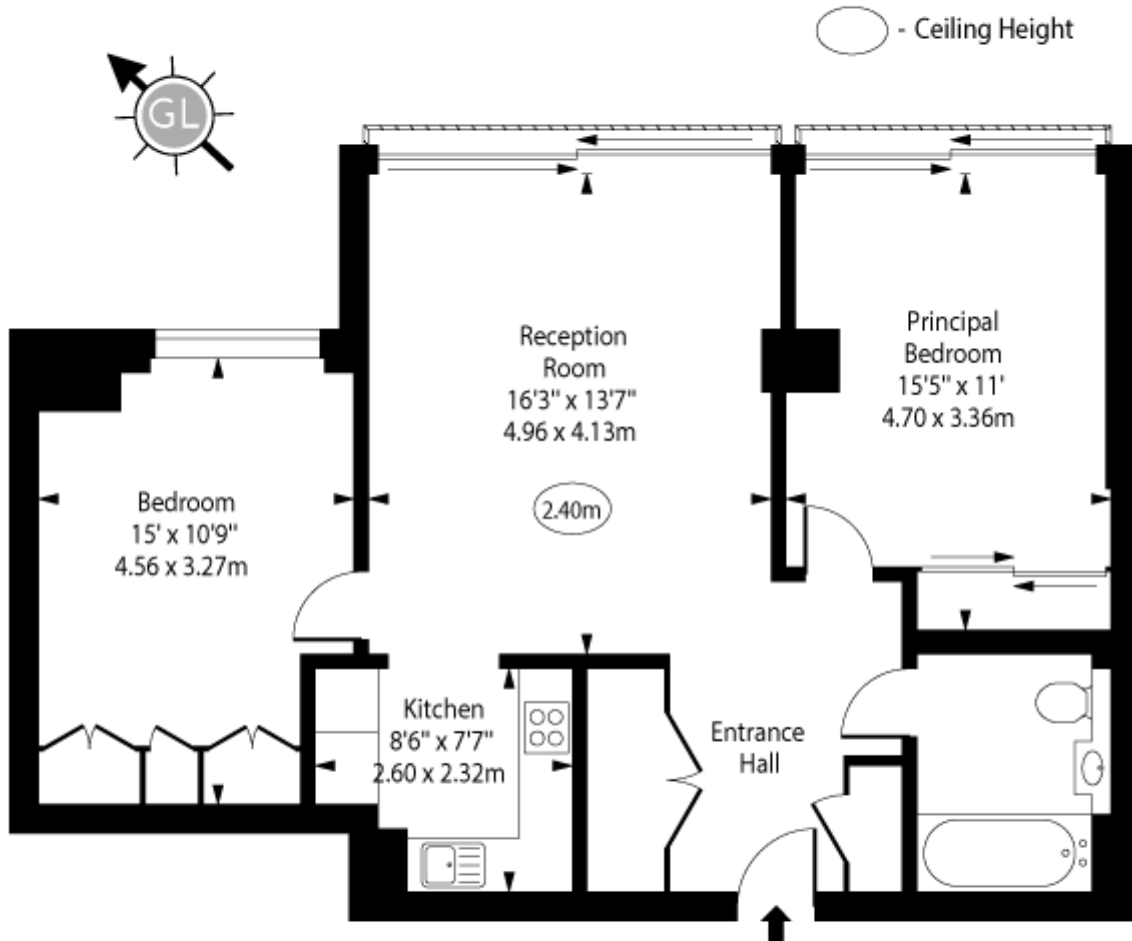
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Seventeenth Floor

Approx Gross Internal Area 765 Sq Ft - 71.07 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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