



## Bollinder Place, , London, EC1V 2AF

- Brand New 2-Bedroom Apartment
- Internal area: 645 sq ft.
- 24 Hours Concierge
- Excellent transport links: Nearby Northern line
- CTB-F
- 30th Floor
- Cinema / Gym / Swimming Pool / Sauna
- Walking Distance to Old Street, Angel Station
- EPC-B

**£4,000 Per Month**



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## DESCRIPTION

Welcome to this charming new build apartment located in the desirable Bollinder Place, London. This modern residence, completed in 2020, offers a perfect blend of contemporary living and comfort. Spanning an impressive 645 square feet, the apartment features a well-designed layout that maximises space and light.

Upon entering, you are greeted by a spacious reception room, ideal for both relaxation and entertaining guests. The two bedrooms provide ample accommodation, making this property suitable for professionals, couples, or small families. The bathroom is thoughtfully designed, ensuring both functionality and style.

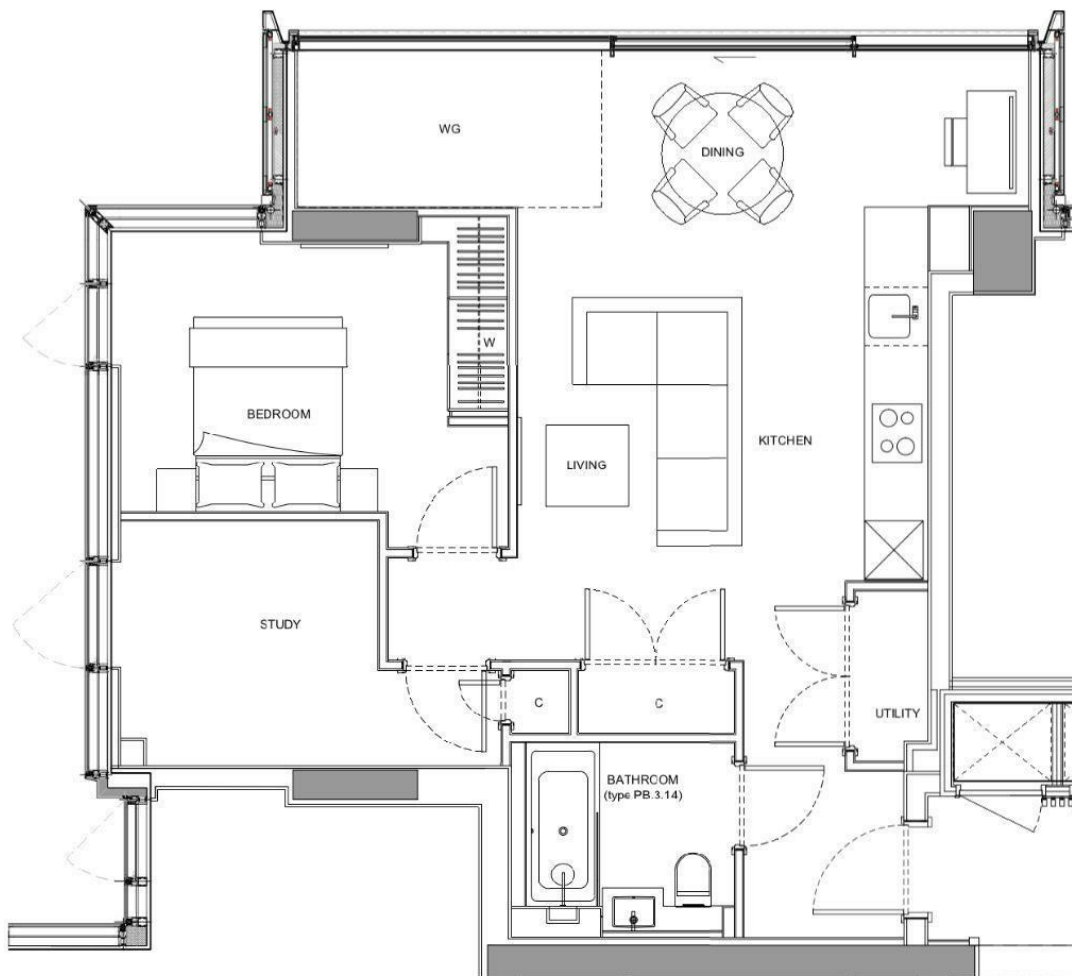
Situated in a vibrant area of London, this apartment benefits from excellent transport links and a variety of local amenities, including shops, restaurants, and parks. Whether you are looking to enjoy the bustling city life or seeking a peaceful retreat, this property offers the best of both worlds.

This apartment is not just a home; it is a lifestyle choice, perfect for those who appreciate modern living in a prime location. Do not miss the opportunity to make this delightful property your own.









### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.