



Carrara Tower

Bollinder Place, EC1V

Offers in excess of
£1,250,000

spectacular 21st floor 3 bedroom apartment spanning over 1400sqft with far reaching views across London located in the landmark development of 250 City Road all within a short distance to Angel & Old Street stations.

This wonderful contemporary home comprises, a welcoming entrance hall with storage that flows onto the expansive semi open plan reception/dining room/kitchen space that has jaw dropping panoramic views across London from the floor to ceiling windows, the kitchen is extremely well equipped with multiple built in appliances and full breakfast bar. The three large double bedrooms are beautifully designed with fitted wardrobes providing ample storage space with the principal and 2nd bedroom have elegant ensuite bathrooms, following on from the bedrooms there is a fully tiled family bathroom. 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. **A right to park one private motor vehicle or motorbike in any one available vacant parking space within the Parking Area which is intended by the Landlord from time to time to be available**

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. 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.

CHESTERTONS



Carrara Tower

Bollinder Place, EC1V

- Spectacular 21st floor apartment spanning over 1400sqft
- Three large double bedrooms
- Three Bathrooms
- Communal parking space
- Far reaching views across London
- 24 Hour concierge, private gymnasium, swimming pool & spa facilities
- Within a short distance to Angel & Old Street stations



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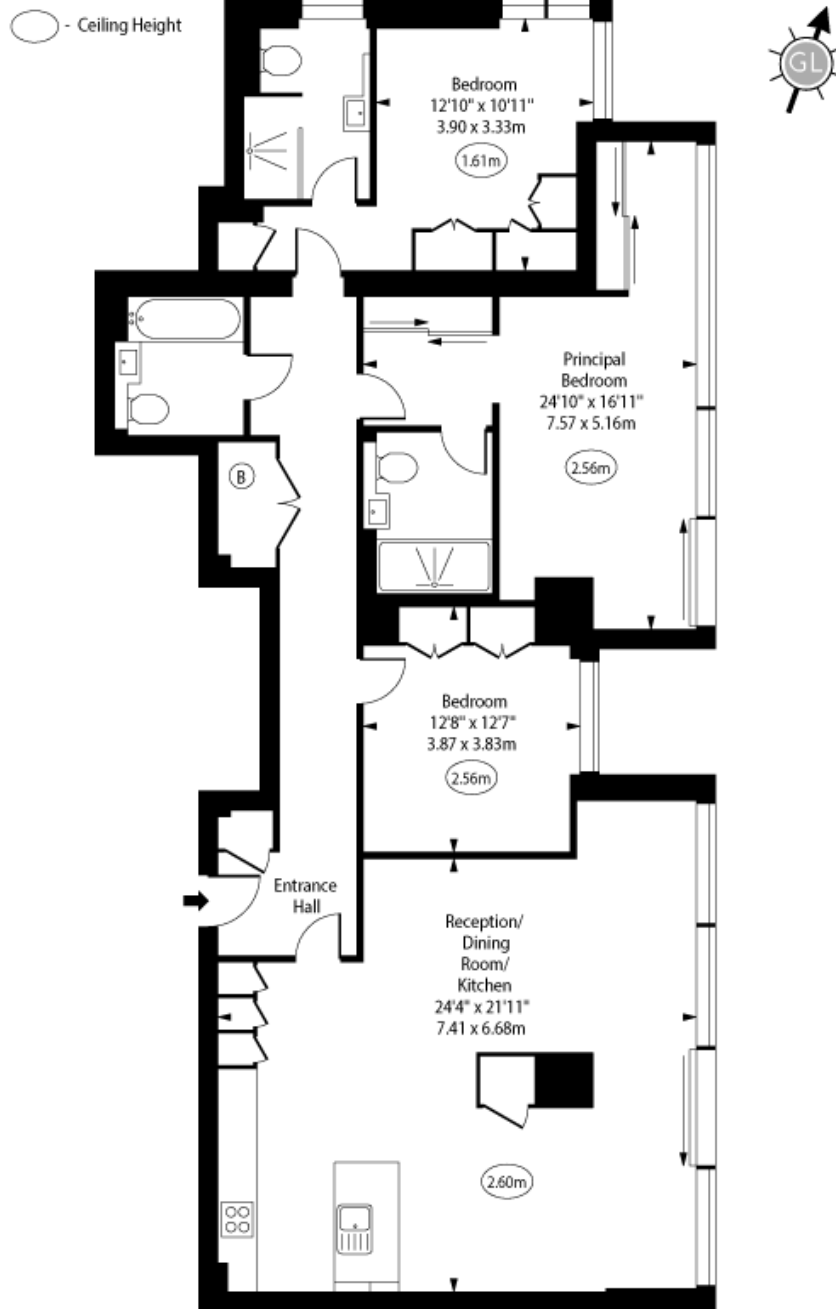
Tenure: Leasehold 991 years 4 months
Service Charge: £13,467.28 pa
Ground Rent: £700 pa
Local Authority: Islington
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Twinty First Floor

Approx Gross Internal Area 1465 Sq Ft - 136.10 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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