



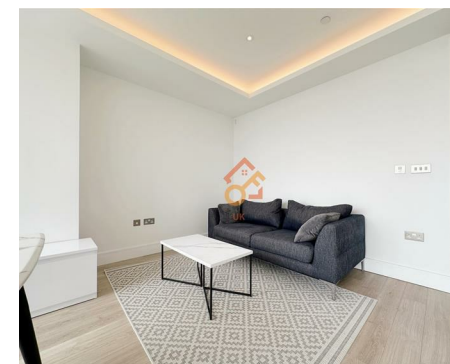
Let **UK** Home

1 Bedrooms

Flat

Located in London

£3,550 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



1 Bollinder Place London

EC1V 2AG



Let UK Home present this bright one-bedroom apartment in Carrara Tower in 250 City Road.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, one bright bedroom with built-in wardrobes and one modern bathroom. A virtual viewing is provided.

Residents of this exceptional development will have exclusive use of the gym, screening room, residents lounge, business lounge, and the spa with a 20-metre three-lane pool, jacuzzi, steam and sauna rooms. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The community is close to Old Street and Angel subway stations, both of which are connected to the Northern Line, with direct access to King's Cross, London Bridge, Canary Wharf, Bond Street and Paddington.

It is only a short walk to City, University of London and Bayes Business School, and the subway can also easily reach other universities such as University College London, London School of Economics and Political Science, King's College London, University of the Arts London.

The area around the development is equipped with supermarkets, shops, restaurants, banks, and all kinds of living facilities. Walking along the Regent's Canal, residents can quickly reach Angel, a commercial area full of British

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- 34th Floor
- 24h Security
- Swimming Pool
- Residents Lounge
- Virtual Viewing Available
- Concierge Service
- The Gym
- Cinema & Game Room
- Sauna & Steam Room
- EPC Rating: B





	62.4 sq.m	672 sq.ft
Apartment Area	57.4 sq.m	618 sq.ft
Winter Garden Area	5.0 sq.m	54 sq.ft
Living/Dining Room	5.23m x 4.00m	17'2" x 13'1"
Kitchen	2.92m x 2.50m	9'7" x 8'2"
Bedroom	3.29m x 5.14m	10'9" x 16'1"

Key
 W Wardrobe
 C Cloak/Storage
 U Utility Cupboard



Let **UK** Home

3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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