



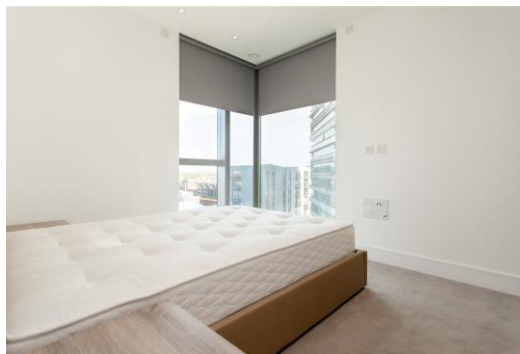
Carrara Tower

Bollinder Place, EC1V

Asking Price £600,000

A spacious (750sq ft) & bright 1 double bedroom A spacious (750sq ft) & bright 1 double bedroom apartment set on the 10th floor of this landmark development affording stunning views across London, framed by floor to ceiling windows. 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.

CHESTERTONS



Carrara Tower

Bollinder Place, EC1V

- Spacious (750sq ft) 1 double apartment
- Set on the 10th floor with stunning views
- Floor to ceiling windows
- 24 hour concierge
- Landscaped communal gardens
- 7th floor communal roof terrace
- Gymnasium
- Yoga studio



Tenure: Leasehold 992 years 1 months

Service Charge: £6,405 pa

Ground Rent: £500 pa

Local Authority: Islington

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

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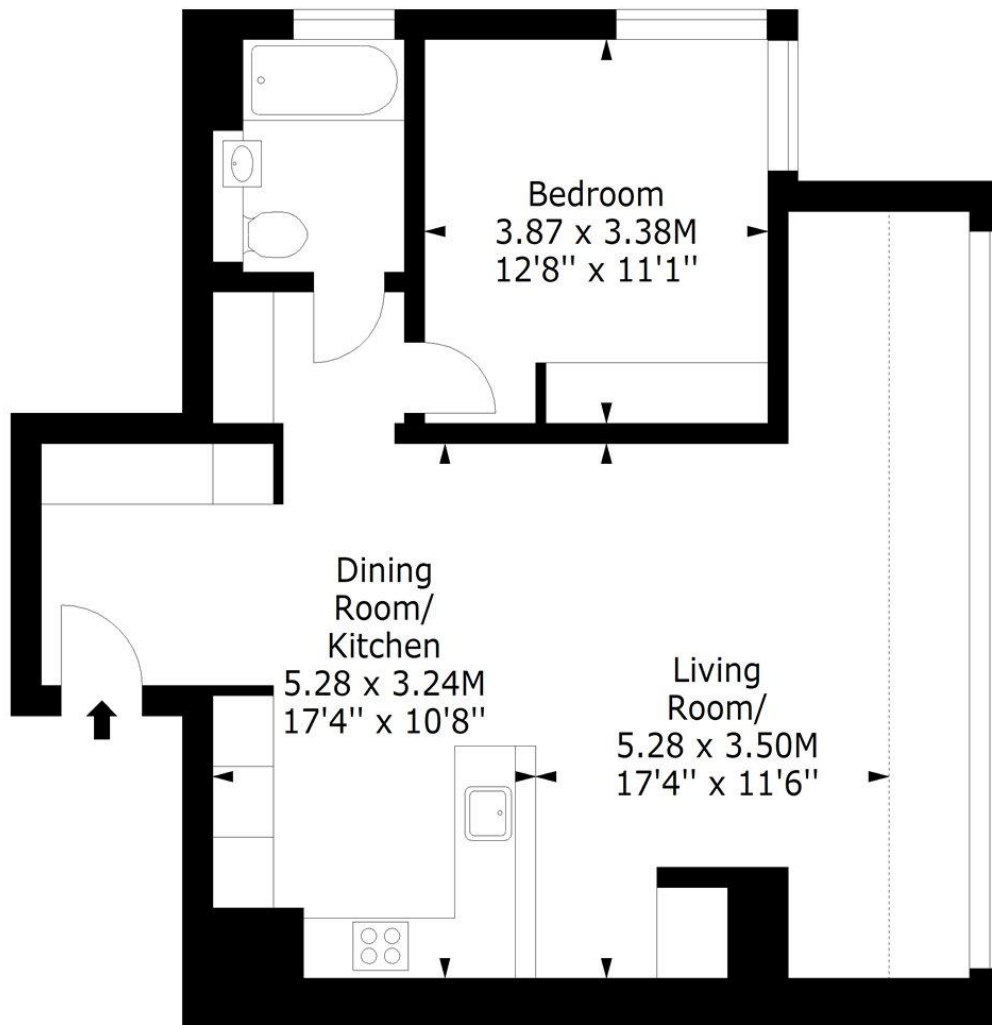
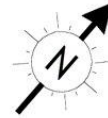
020 7359 9777

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Carrara Tower, City Road, EC1V

Approximate gross internal area

69.77 sq m / 751 sq ft



Tenth Floor

Every attempt has been made to ensure the accuracy of this floor plan however, measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale
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