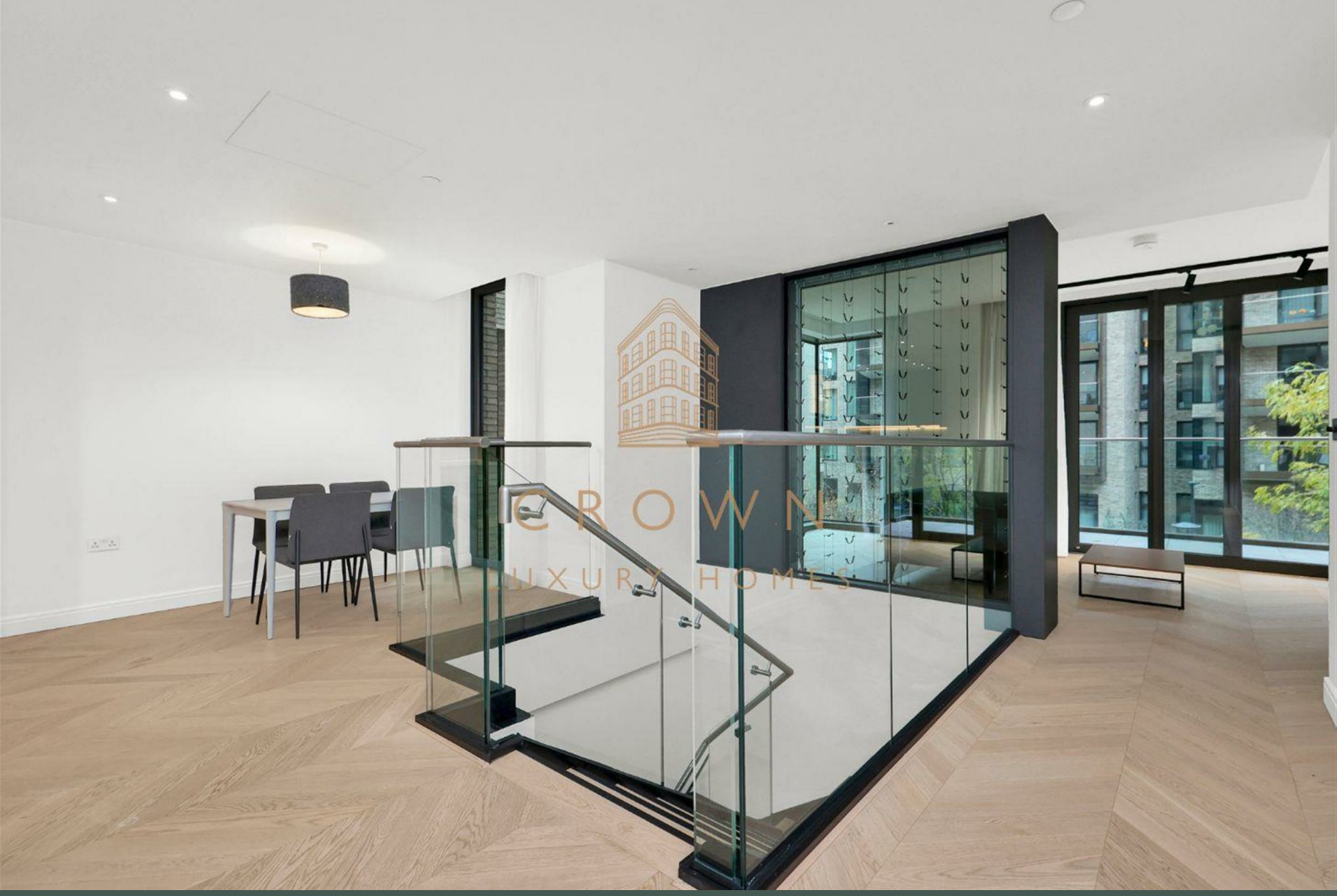


Siena House, 250 City Road
£5,200

2 3 1

Available 2nd November | Furnished | Parking* | Duplex Apartment | Balcony | Terrace | 2x Entrances | Concierge | Gym | Swimming Pool | Spa Facilities | Excellent Transport Links | WeChat: CLH-Consultant.

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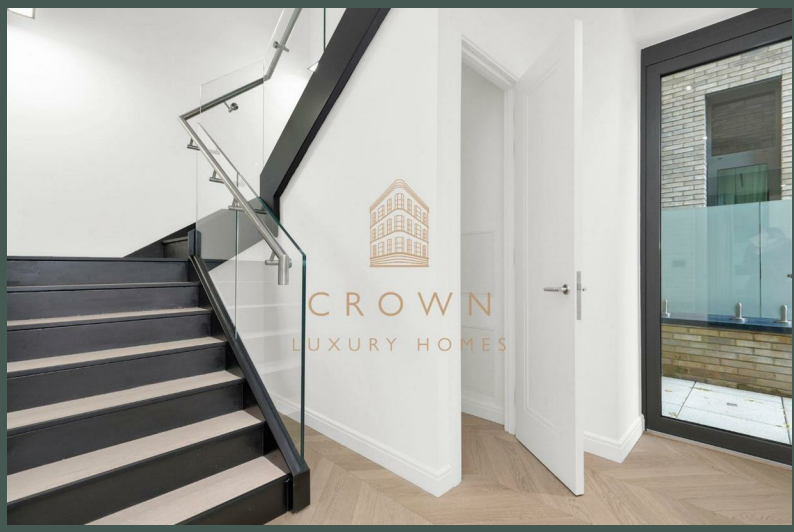
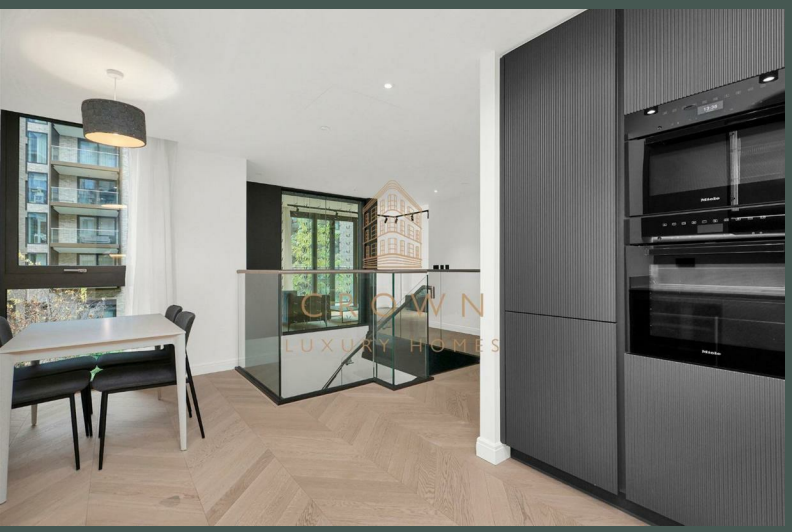


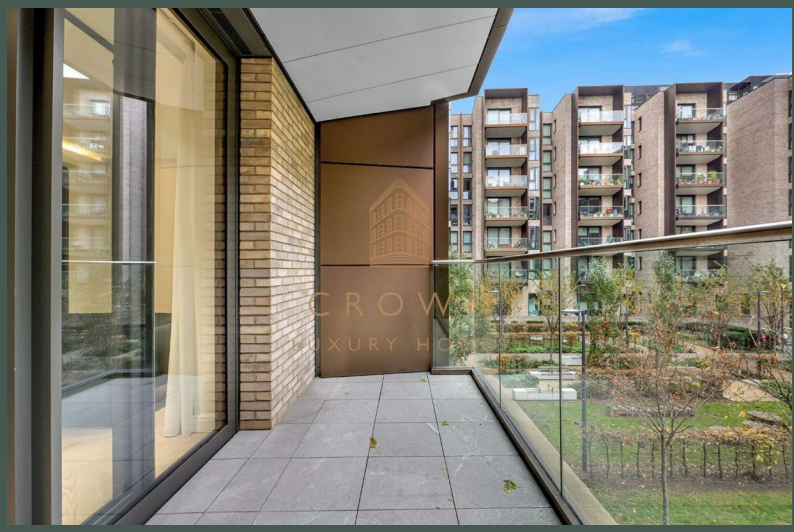




- Duplex Apartment
- Private Terrace
- Wine Wall Feature
- Residents' Gym
- Residents' Lounge
- Balcony
- Furnished
- Concierge
- Residents' Swimming Pool
- Residents' Cinema Room



The Property
This exceptional two-bedroom duplex apartment offers a striking combination of sophisticated interiors, generous living spaces, and beautiful views across the communal gardens. Arranged over two floors, the property has been thoughtfully designed to create a stylish yet comfortable home with plenty of space for both entertaining and everyday living.

Upon entering, the impressive living area immediately makes an impact, with floor-to-ceiling windows flooding the space with natural light and highlighting the apartment's elegant colour palette. The living room opens directly onto a generous balcony overlooking the beautifully maintained communal gardens, creating a wonderful extension of the living space. A bespoke wine wall adds a distinctive touch, providing the perfect feature for displaying a personal collection.

The modern kitchen is well equipped with integrated Siemens appliances, including an oven, hob, extractor fan, dishwasher, fridge/freezer, and wine cooler. Sleek cabinetry provides excellent storage, while the adjoining dining area offers space for a full dining table and chairs, complemented by attractive views across the communal gardens.

The second bedroom is also located on this level and benefits from an en-suite bathroom. Bright and spacious, the bedroom features integrated wardrobes with built-in lighting, while the en-suite is finished in sophisticated dark tones and includes a bath with overhead shower, illuminated mirror, and generous vanity storage. A separate guest WC completes this floor.

Downstairs, the principal bedroom provides an impressive private retreat. Exceptionally spacious and filled with natural light, it features extensive integrated wardrobes offering substantial storage. The bedroom also benefits from direct access to a private terrace overlooking the communal gardens, creating a peaceful outdoor space to enjoy throughout the year.

The principal en-suite continues the apartment's distinctive dark-toned aesthetic, creating a warm and luxurious atmosphere. It features a contemporary walk-in shower, illuminated mirrors, and generous storage within the vanity units.

Further practical storage is provided by a substantial cupboard beneath the staircase, offering plenty of room for suitcases, coats, shoes, and other household essentials.

Combining impressive proportions, bespoke design details, excellent storage, and two private outdoor spaces, this beautifully appointed duplex offers an exceptional standard of modern living.

250 City Road Development
Residents will also have access to a concierge, gym, swimming and lounge that brings the 5-star hotel lifestyle right to your home. The vibrant location of EC1 has residents never far from a range of delicious restaurants, bars and cafes.

Additional Information
Heating/Hot Water Provider: TBC (Fees and charges may apply; please refer to the supplier for more information)
Council: Islington, Band: G
Holding Deposit: Equivalent to 1 Weeks' Rent
Security Deposit: Equivalent to 5 Weeks' Rent

*Parking can be arranged under separate neogtiations.

Local Council: Islington
Council Tax Band: G

