



BOLLINDER PLACE

London EC1V



A STYLISH ONE BEDROOM APARTMENT WITH BALCONY

Contemporary one bedroom apartment with a balcony, concierge and landscaped communal gardens, occupying the second floor of the sought-after Siena House development in EC1V.

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Local Authority: London Borough of Islington

Council Tax band: E

Tenure: Leasehold with approximately 992 years remaining

Ground rent: TBC

Service charge: approximately £6,043.40 per annum, reviewed every year, next review due 2026

Guide Price: £700,000



Occupying the second floor of Siena House, a contemporary residential development arranged around beautifully landscaped communal gardens, this stylish one bedroom apartment extends to approximately 595 sq ft (55.3 sq m) and benefits from a balcony accessed directly from the principal living space. Finished to a high specification throughout, the apartment combines well-proportioned accommodation with modern design, creating an ideal City residence.

A central hallway provides access to the accommodation and leads through to a generous reception/dining room, offering excellent space for both relaxing and entertaining. Floor-to-ceiling sliding doors open onto the balcony, allowing for an abundance of natural light and creating a seamless connection between the internal and external living space. Adjoining the reception room, the separate kitchen is fitted with contemporary cabinetry, integrated appliances and attractive work surfaces.







The bedroom provides comfortable double accommodation and enjoys a pleasant outlook across the development, while the bathroom is particularly well appointed with contemporary fittings and a bath with shower above. Useful storage further enhances the practicality of the apartment.

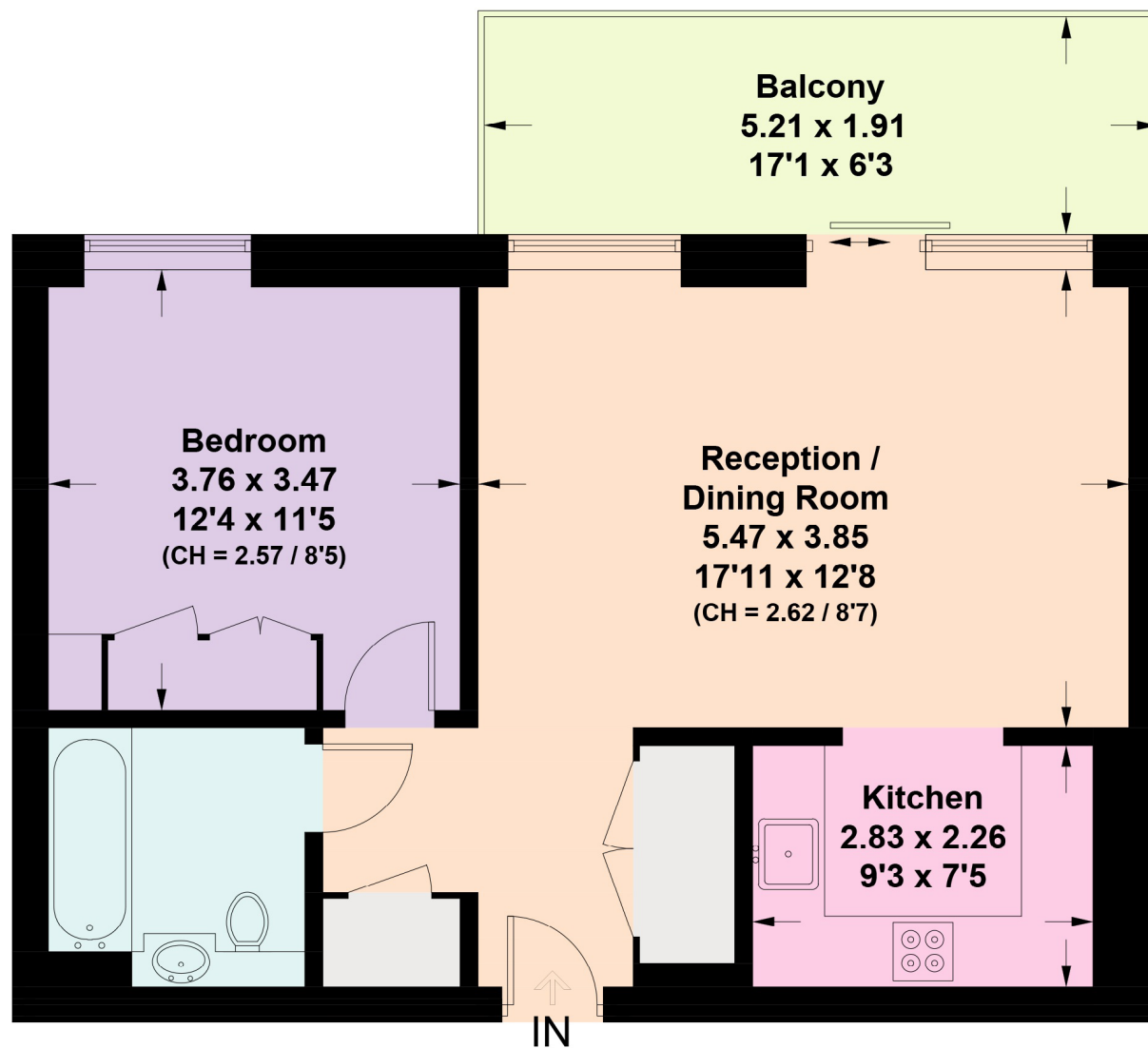
Residents of Siena House benefit from a concierge service and landscaped communal gardens, while the development's modern architecture and high-quality communal areas create an impressive setting in the heart of ECIV.



*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property. *Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own enquiries.

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Second Floor

Approximate Gross Internal Area = 55.3 sq m / 595 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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