



Carrara Tower

1 Bollinder Place, EC1V

Asking Price £700,000

A spacious & bright two double bedroom apartment set on the 18th floor of this landmark development designed by the renowned Foster & Partners architects.



Carrara Tower

1 Bollinder Place, EC1V

- Spacious (780sq ft) 2 double apartment
- Set on the 18th floor with stunning views
- Floor to ceiling windows
- 24 hour concierge
- Landscaped communal gardens
- 7th floor communal roof terrace
- Gymnasium
- Yoga studio



A spacious (780sq ft) & bright 2 double bedroom apartment set on the 18th floor of this landmark development affording stunning views across London, framed by floor to ceiling windows. Accommodation comprises open-plan kitchen/ reception room, bathroom, good size principal double bedroom with built-in wardrobes and 2nd double bedroom. 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.

Tenure: Leasehold 994 years remaining

Service Charge: £6,801 p.a.

Ground Rent: £600p.a.

Local Authority: Islington

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	82	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

sales.islington@chestertons.com

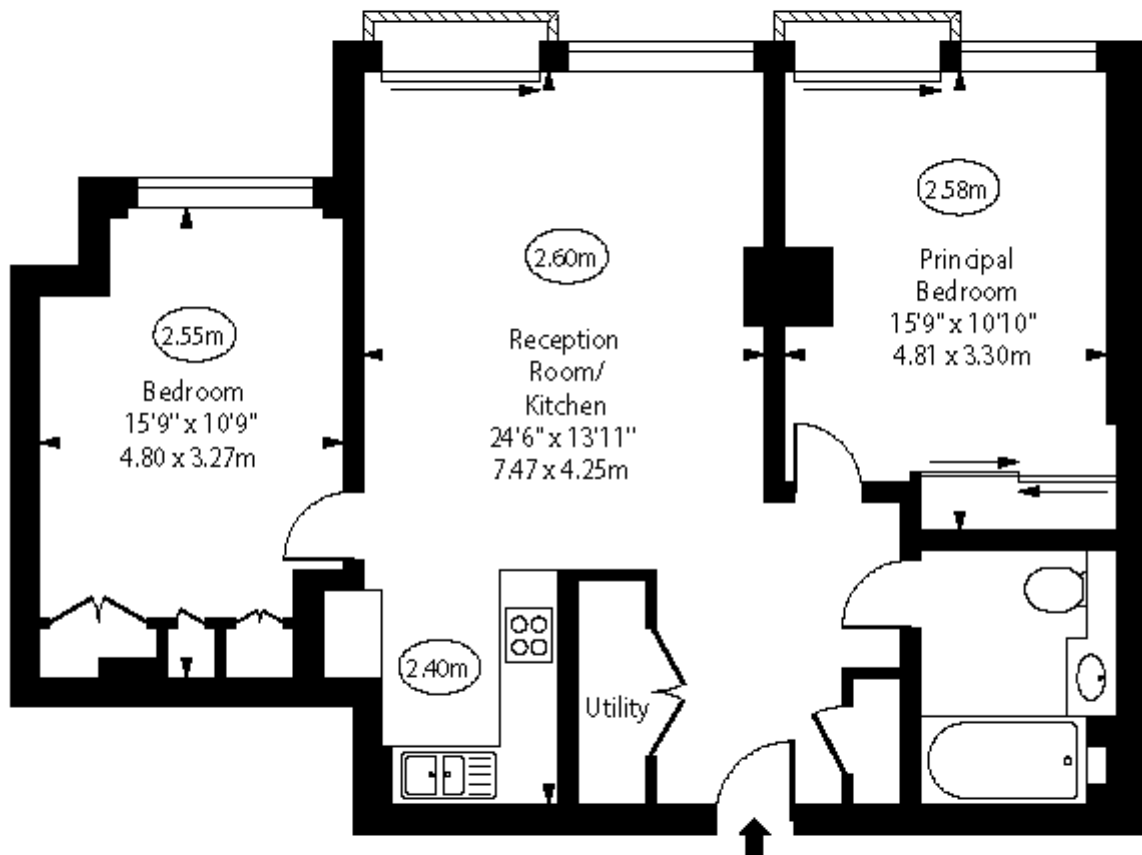
020 7359 9777

chestertons.com

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○ - Ceiling Height



Eighteenth Floor

Approx Gross Internal Area 780 Sq Ft - 72.46 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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