

Carrara Tower, Bollinder Place, Old Street, EC1V

Asking Price: £750,000

Benham & Reeves

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1 Bedroom 1 Bathroom Leasehold

This stunning one bedroom apartment arranged over the 32nd floor of a contemporary purpose built block. The flat spans an impressive 694 square feet and features impressive views from the floor to ceiling windows, which floods the property with natural light. The airy living room boasts high ceilings and wooden flooring. The double bedroom benefits from a fitted wardrobe with views of London. There is a modern bathroom and a storage cupboard conveniently located off the hallway.

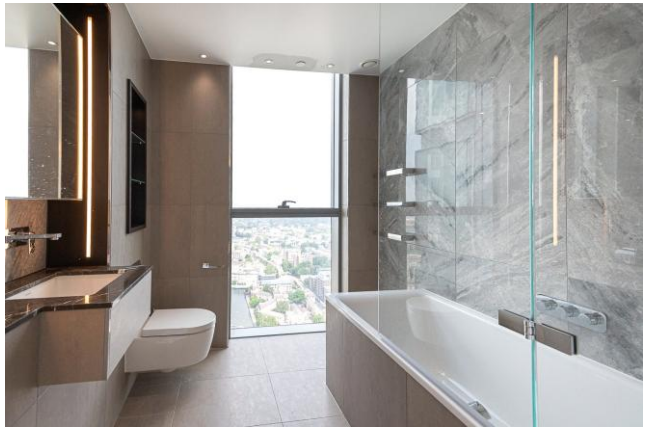
Carrara Tower is part of the iconic 250 City Road development, every apartment has zoned underfloor heating and comfort cooling. A premium specification throughout ensures that these apartments are expressions of contemporary elegance.

Residents can enjoy access to facilities including a gym, yoga studio, indoor swimming pool, spa & treatment room, business lounge, residents' lounge, private treatment rooms, 24-hour concierge service and 7th floor rooftop terrace.

Situated in the heart of London, 250 City Road is within walking distance of Old Street (0.6 miles), Angel stations (0.5 Miles) and the financial district of the City. Carrara Tower is a desirable new addition to this successful development.







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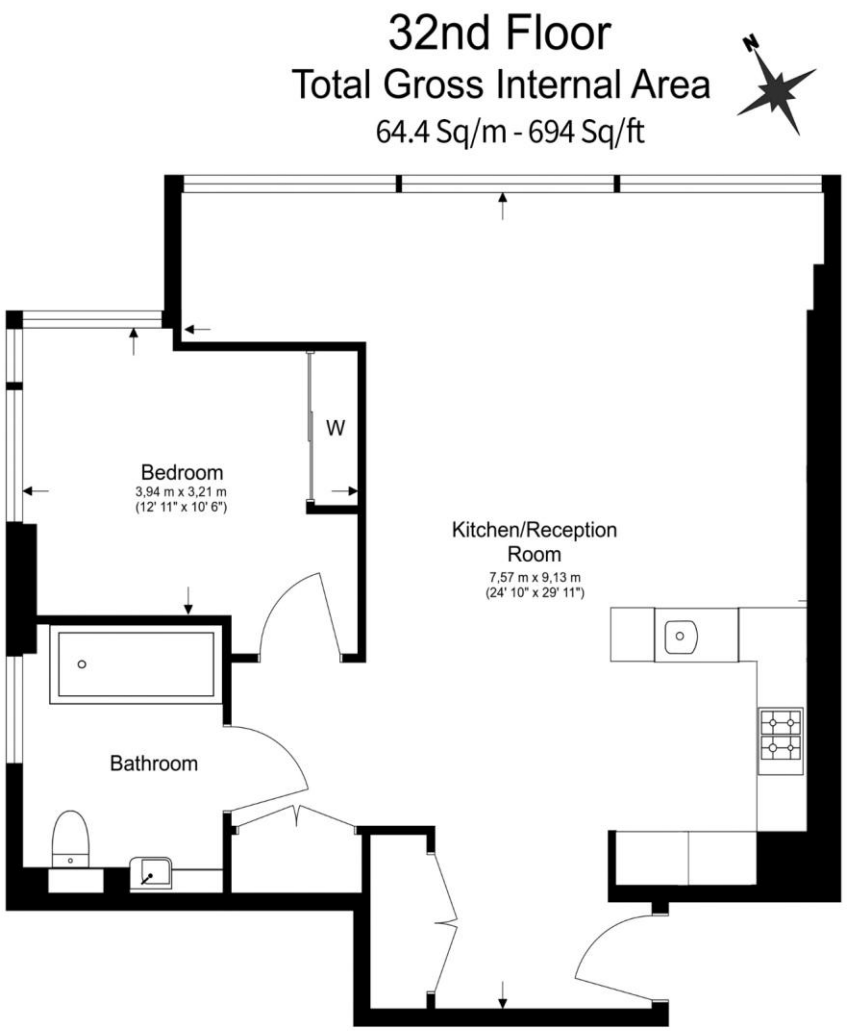




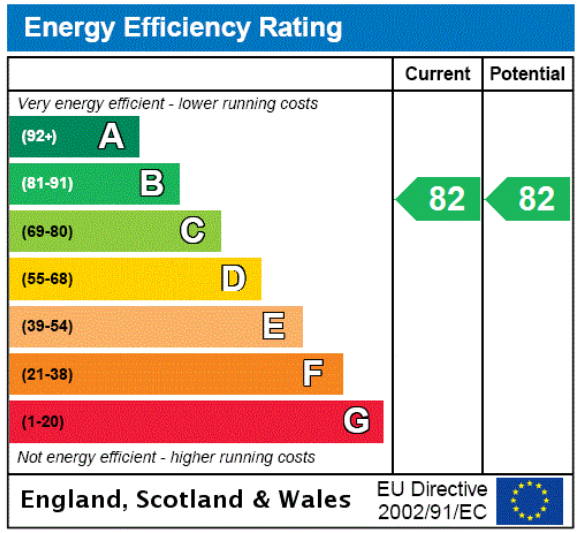
Property Features:

- One Bedroom
- One Bathroom
- 32nd Floor
- 24 Hour Concierge
- Luxury Spa and Swimming Pool
- State of the Art Gymnasium
- Residents' Roof Terrace
- Bespoke Fitted Wardrobes
- Built in Speakers

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£750,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 991 Years Remaining
Ground Rent:	£500.00 (per annum) For the year 2026
Service Charge:	£6,576 (per annum) For the year 2026
Anticipated Rent:	£3,400.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH240216

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