



Let **UK** Home

**3 Bedrooms**

**Flat**

Located in Islington

**£6,500 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 9 Bollinder Place Islington

EC1V 2AU



Let UK Home are excited to offer this spectacular three-bedroom apartment in the heart of Siena House part of the 250 City Road development.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony with great views, three bright bedrooms with built-in wardrobes and en-suites (both master and secondary with access to a large terrace), one modern water closet and ample storage. Additionally, this flat comes with a parking space.

Residents of this exceptional development will have exclusive use of the spa, fitness centre, indoor swimming pool, sauna, steam room, yoga room, cinema and game room. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The nearby area features creative businesses, with Shoreditch and Islington being London's iconic fashionable neighborhoods filled with attractive creative shops, contemporary art galleries and innovative restaurants.

Walking distance to Old Street Station on the London Tube Northern Line, Angel Station, and Farringdon Station, which can also be quickly reached on foot.

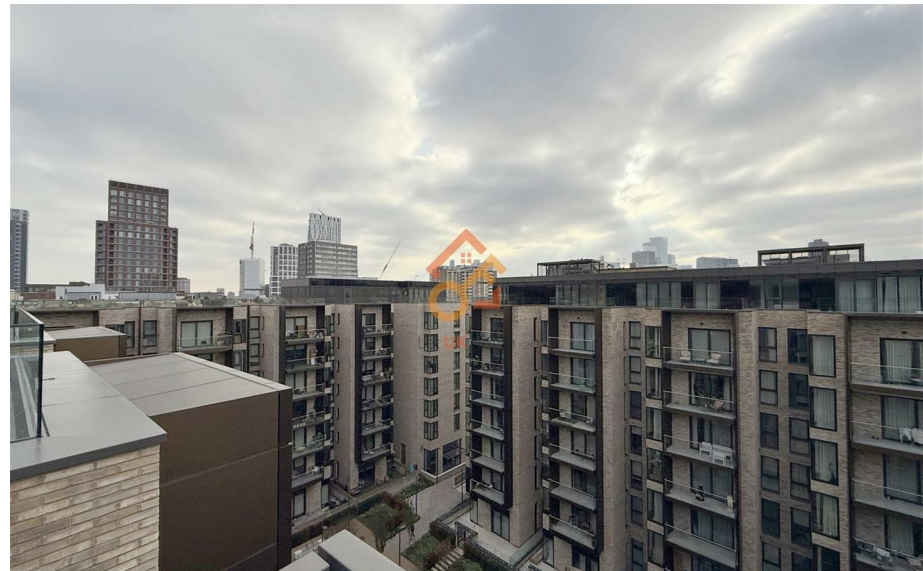
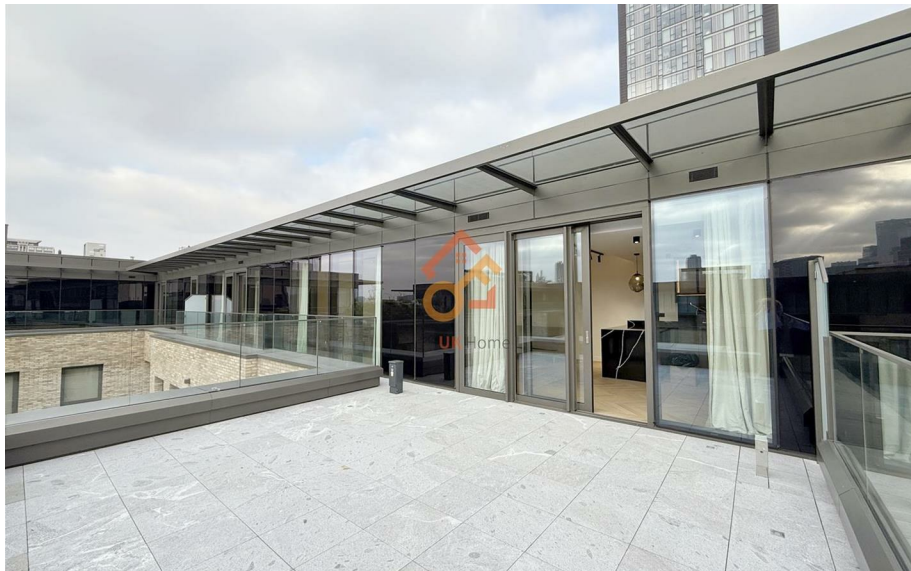
London City University and Cass Business School are within walking distance. In addition, other prestigious universities such as University College London, London School of Economics, King's College London, and Central Saint Martins at University of the Arts London can all be quickly reached by tube.

# 9 Bollinder Place Islington

£6,500 Per Month

- 7th Floor
- 24h Security
- Residents Lounge
- Cinema & Game Room
- Parking Space Available

- Concierge Service
- The Spa & Swimming Pool
- The Gym
- Sauna & Steam Room
- EPC Rating: B





Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: H**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

<https://www.letukhome.co.uk/>