



3502 250 City Road
London, EC1V 2PU

Asking price **£1,650,000**

A 35th floor platinum specification 2 bedroom apartment of 1047 sqft available for resale in the Berkeley Homes development, 250 City Road. Featuring underground parking and a South East aspect, with stunning City views towards Canary Wharf. Due for completion early 2021. Internally, the apartment comprises a spacious open plan living area, large master bedroom with en-suite, second double bedroom, guest shower room and ample storage.

250 City Road will offer first class residents amenities, including a residents gym, spa and pool, 24 hr concierge, lounge and a landscaped central plaza with open green spaces.

Old Street underground station is around 8 minutes walk away, with Islington's famous Upper Street around 15 minutes walk.

Viewing

Please contact our Properly Office on 0207 459 4400 if you wish to arrange a viewing appointment for this property or require further information.

- 2 bedroom 2 bathroom
- 35th floor with panoramic London views.
- Underground parking
- 1047 sqft - 97.3 sqm
- Due for completion early 2021
- 24 hour concierge
- Gym, Spa and pool complex
- Landscaped central plaza



Floor Plan

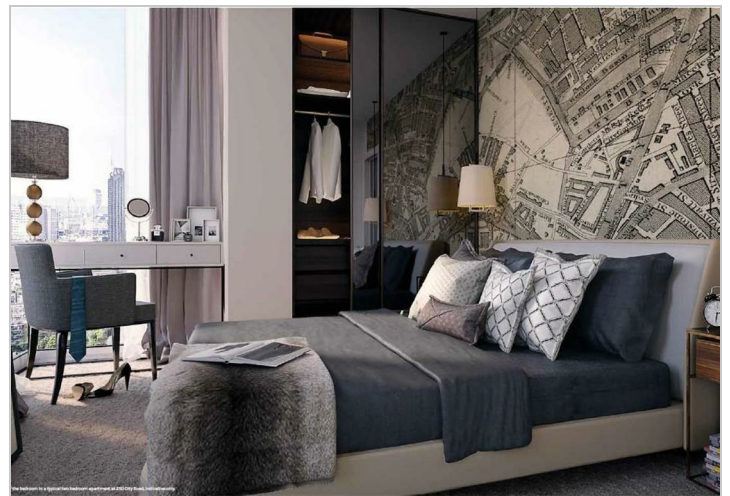


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.