



Valencia Tower, 3 Bollinder Place, London, EC1V 2AQ

£1,300,000

ONE OF THE LARGEST 2 BEDROOM 2 BATHROOM APARTMENTS LOCATED IN 'VALENCIA TOWER' PART OF "BERKELEY HOMES" 250 CITY ROAD DEVELOPMENT

OVER 1054 SQUARE FEET WITH SOUTH FACING VIEWS TOWARDS THE CITY FROM BOTH THE RECEPTION ROOM & THE MASTER BEDROOM.

Residents of the development enjoy amenities such as a 20 meter swimming pool, gym, sauna and steam room, resident only lounges and 24 hour concierge.

The development is located between Old Street station and Angel and is walking distance to the local shops and restaurants as well as Upper Street.

GROUND RENT £600 PA / SERVICE CHARGE £8880 PA / LEASE 997 YEARS REMAINING *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- 250 CITY ROAD EC1V
- 2 BATHROOMS
- OVER 1050 SQ FEET
- 24 HR CONCIERGE
- CLOSE TO OLD STREET
- 2 BEDROOMS
- 20 METER POOL
- CLOSE TO ANGEL
- SPA



RECEPTION ROOM



RECEPTION ROOM



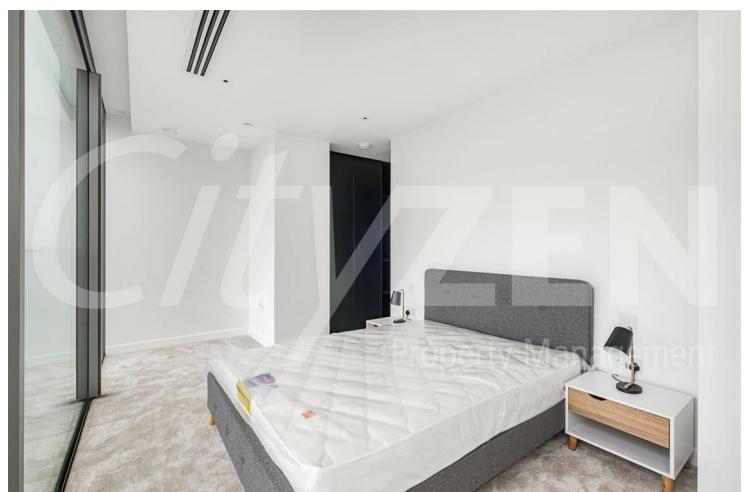
KITCHEN



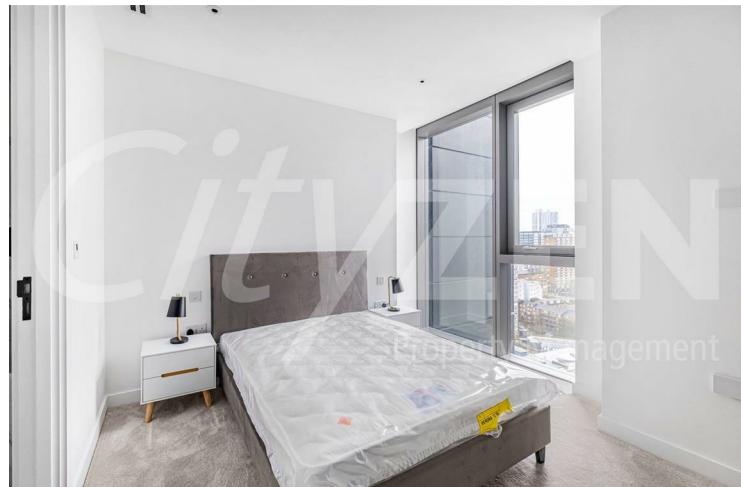
RECEPTION ROOM



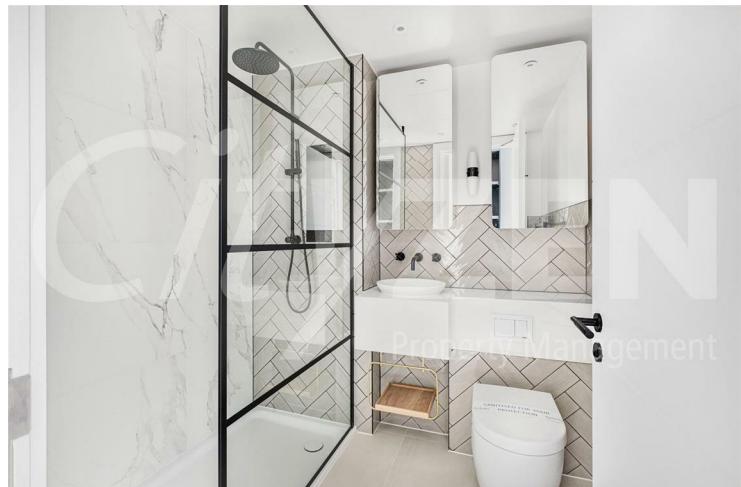
VIEW



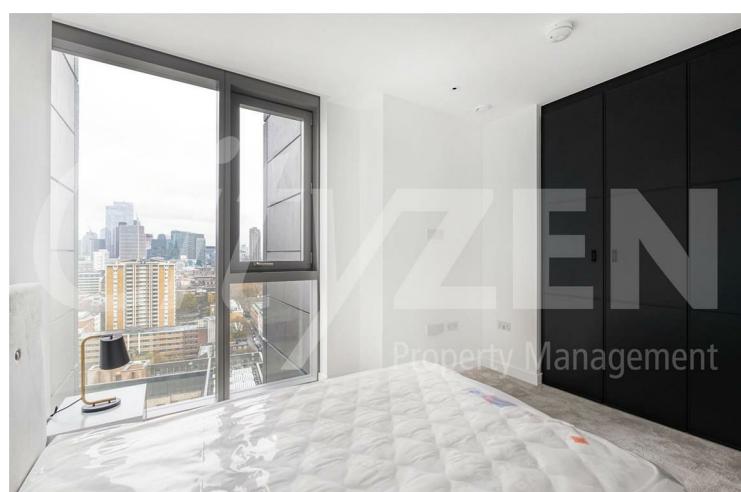
BEDROOM



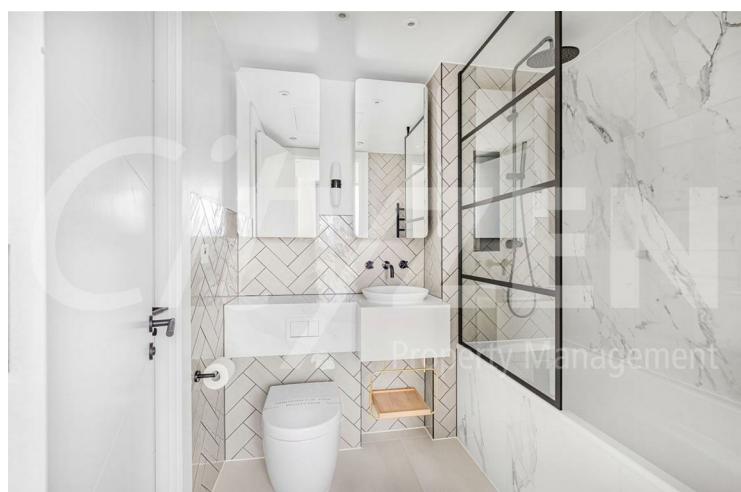
BEDROOM



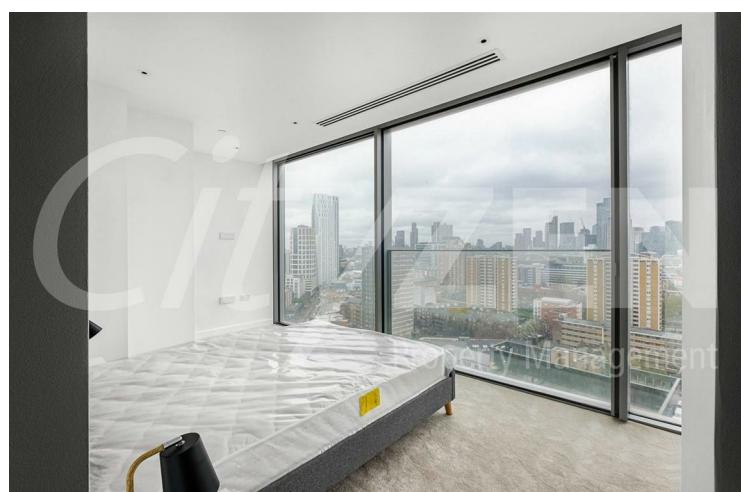
EN-SUITE



BEDROOM



BATHROOM



BEDROOM

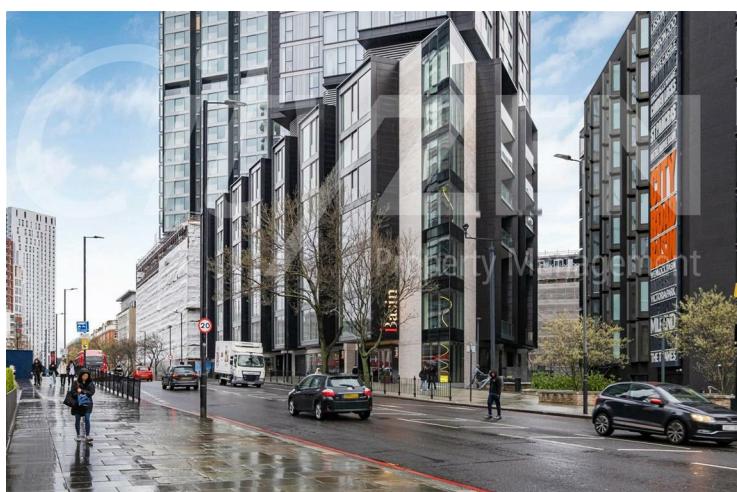


VIEW

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VALENCIA TOWER



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VALENCIA TOWER

Approximate Gross Internal Area 1092 sq ft – 101 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CityZEN
Property Management

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

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