



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

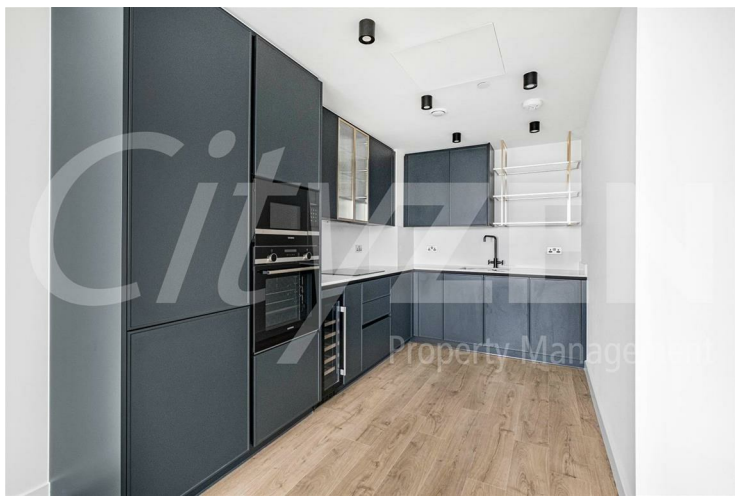
Valencia Tower, 3 Bollinder Place, London, EC1V 2AQ



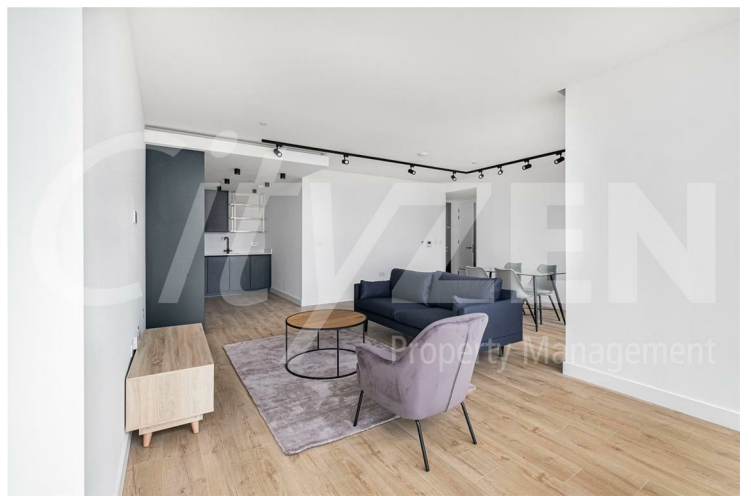
RECEPTION ROOM



RECEPTION ROOM



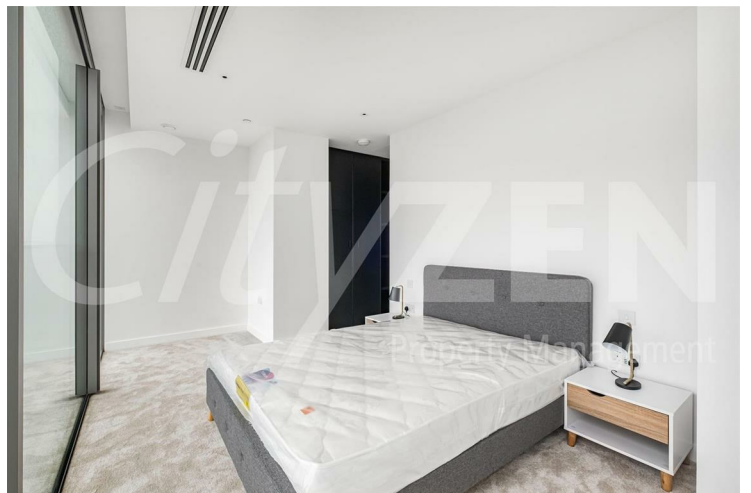
KITCHEN



RECEPTION ROOM



VIEW



BEDROOM

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



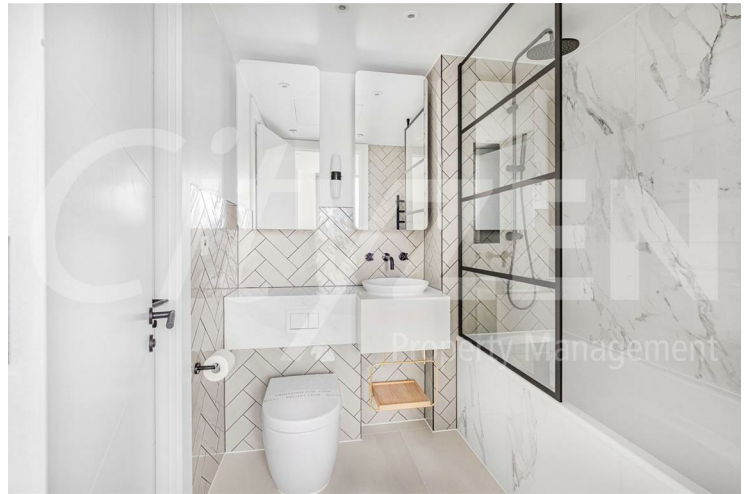
BEDROOM



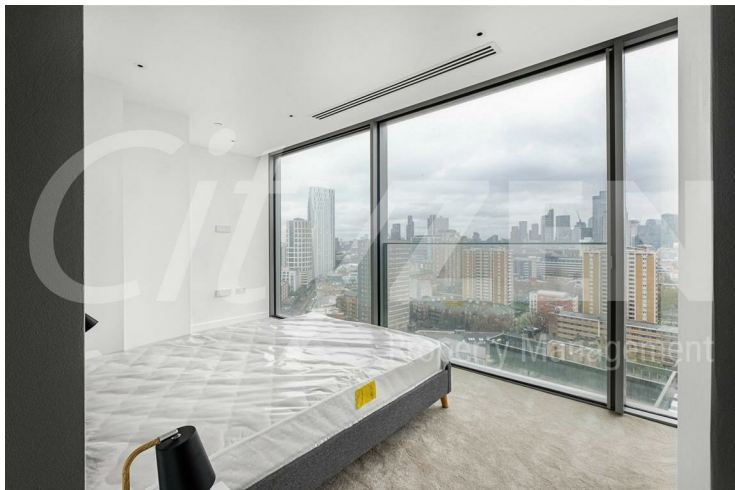
EN-SUITE



BEDROOM



BATHROOM



BEDROOM

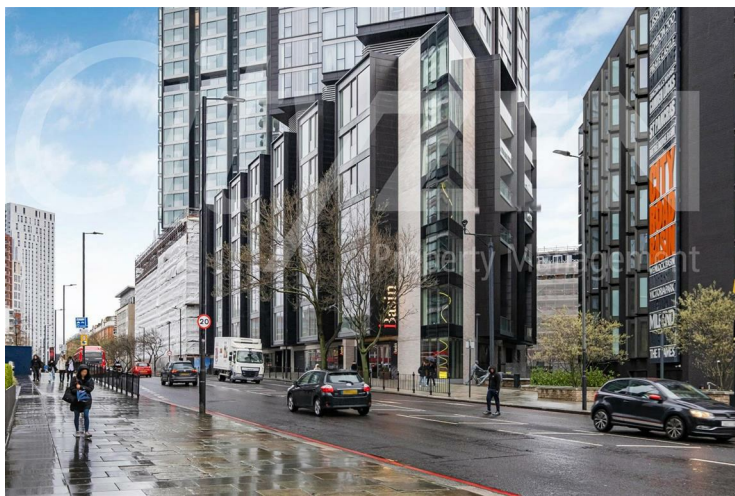


VIEW

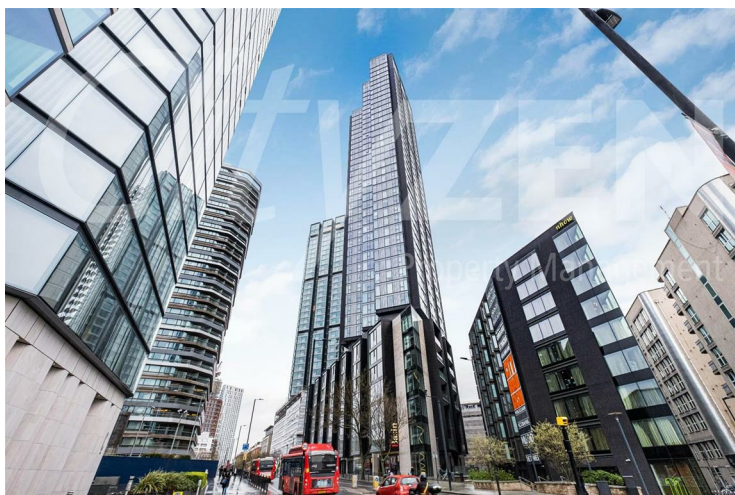
Valencia Tower, 3 Bollinder Place, London, EC1V 2AQ



VALENCIA TOWER



VALENCIA TOWER



VALENCIA TOWER

A detailed floor plan of a 3-bedroom house. The layout includes three bedrooms, a kitchen/living room, a bathroom, and a central hallway. The rooms are color-coded: bedrooms are orange, the kitchen/living room is yellow, the bathroom is light blue, and the hallway is purple. A north arrow is located in the top right corner.

Bedroom 1
18'11 x 17'9
5.76 x 5.40m

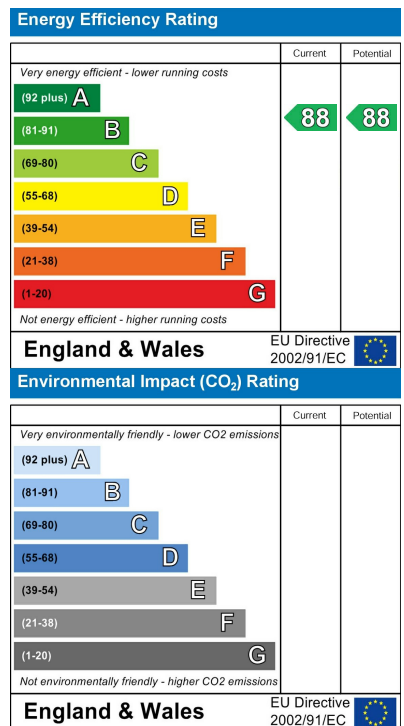
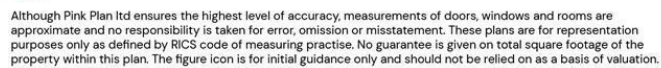
Bedroom 2
12'4 x 11'2
3.75 x 3.40m

Kitchen/Living Room
29'4 x 20'1
8.93 x 6.13m

Bathroom
5'10 x 7'6
1.78 x 2.29m

Hallway
5'10 x 7'6
1.78 x 2.29m

Stairs
St



CityZEN Investments Limited. Registered in England number 05303135. Registered office 2 Mountview Court, 310 Friern Barnet Lane, London N20 0YZ