

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

£710 Per Week

A 22ND FLOOR ONE BEDROOM APARTMENT FOR RENT IN 'VALENCIA TOWER' PART OF BERKELEY HOMES '250 CITY ROAD' DEVELOPMENT

This luxury apartment is over sized at 699 square feet and comprises a dual aspect reception room with floor to ceiling windows offering views of both the City and The Regents Canal, open access to a fully fitted kitchen, double bedroom with floor to ceiling windows and ample built in wardrobes and a luxury bathroom suite.

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

COMES FURNISHED.

AVAILABLE FROM 28.05.2024

- 250 CITY ROAD EC1V
- OVER 690 SQUARE FEET
- 20 METER POOL
- FURNISHED
- VALENCIA TOWER
- VIEWS OF CITY & CANAL
- CLOSE TO OLD ST
- 22ND FLOOR ONE BED
- 24 HR CONC PLUS SPA
- CLOSE TO ANGEL

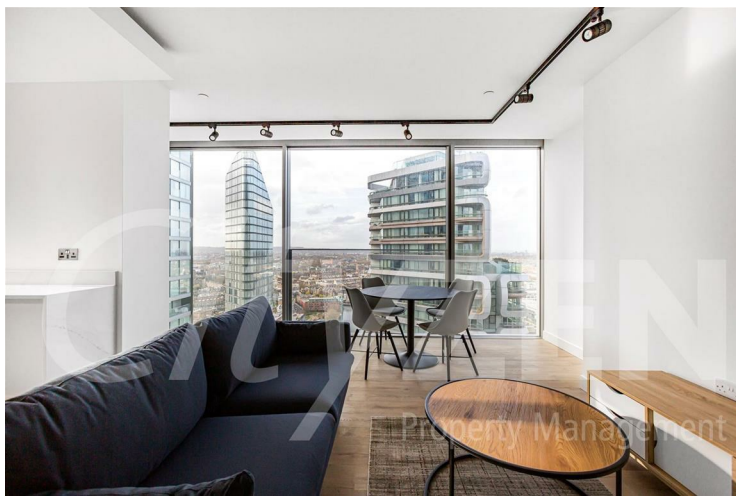
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VALENCIA TOWER



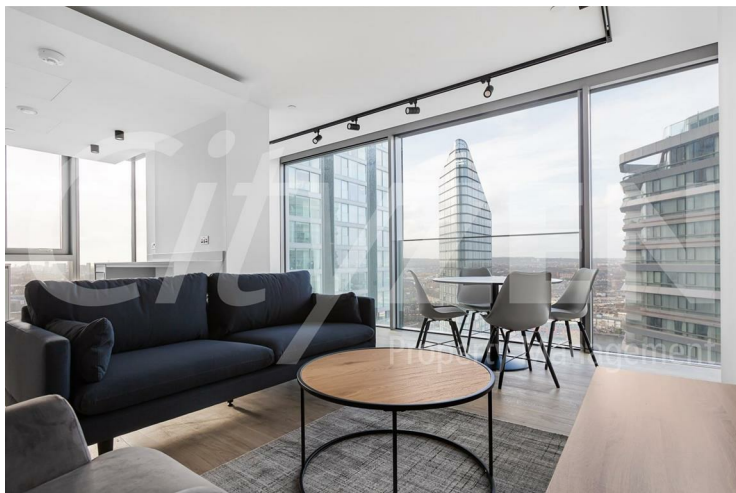
BEDROOM



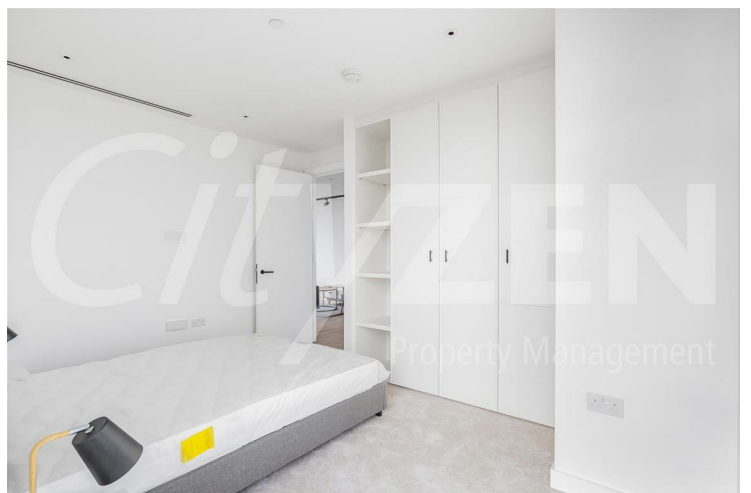
RECEPTION ROOM



RECEPTION ROOM

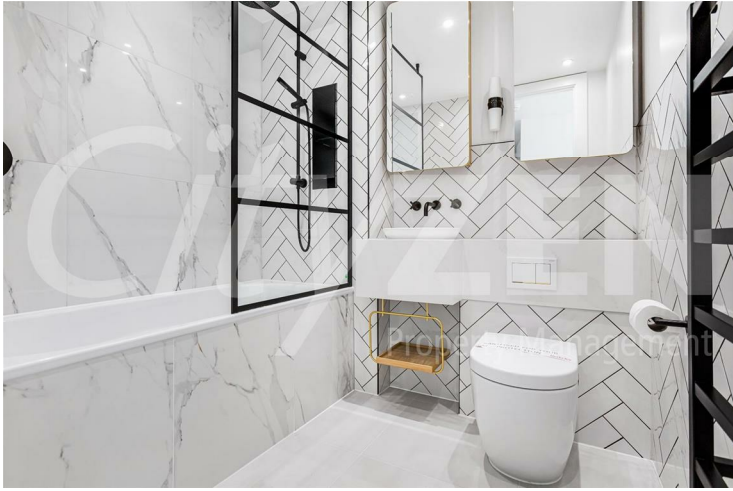


RECEPTION ROOM



BEDROOM

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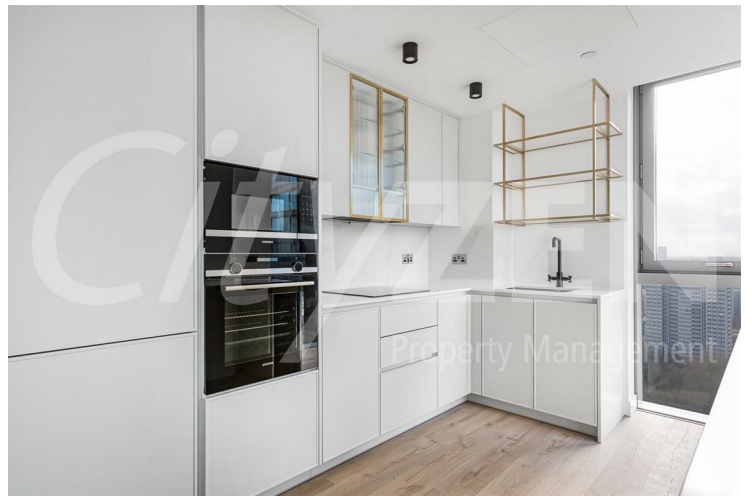
BATHROOM



KITCHEN



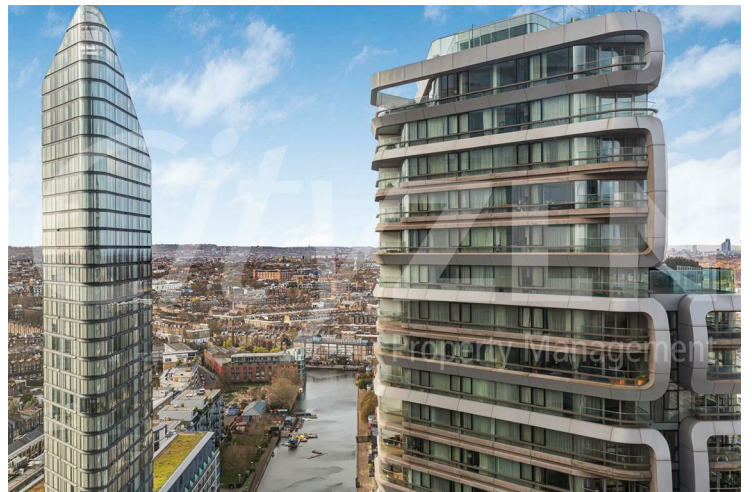
RESIDENTS LOUNGE (CGI)



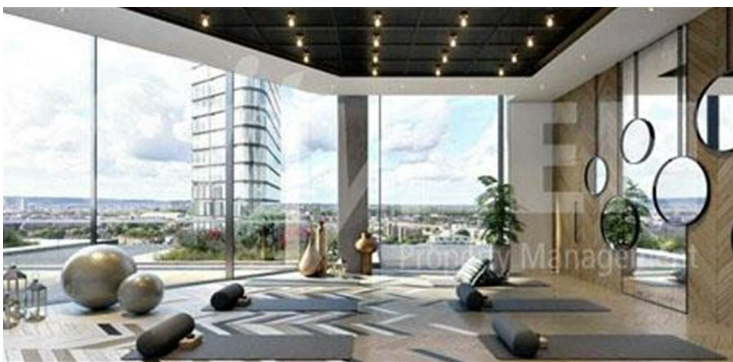
KITCHEN



RESIDENTS POOL (CGI)



VIEW FROM RECEPTION ROOM



RESIDENTS GYM (CGI)

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VIEW FROM BEDROOM



VALENCIA TOWER

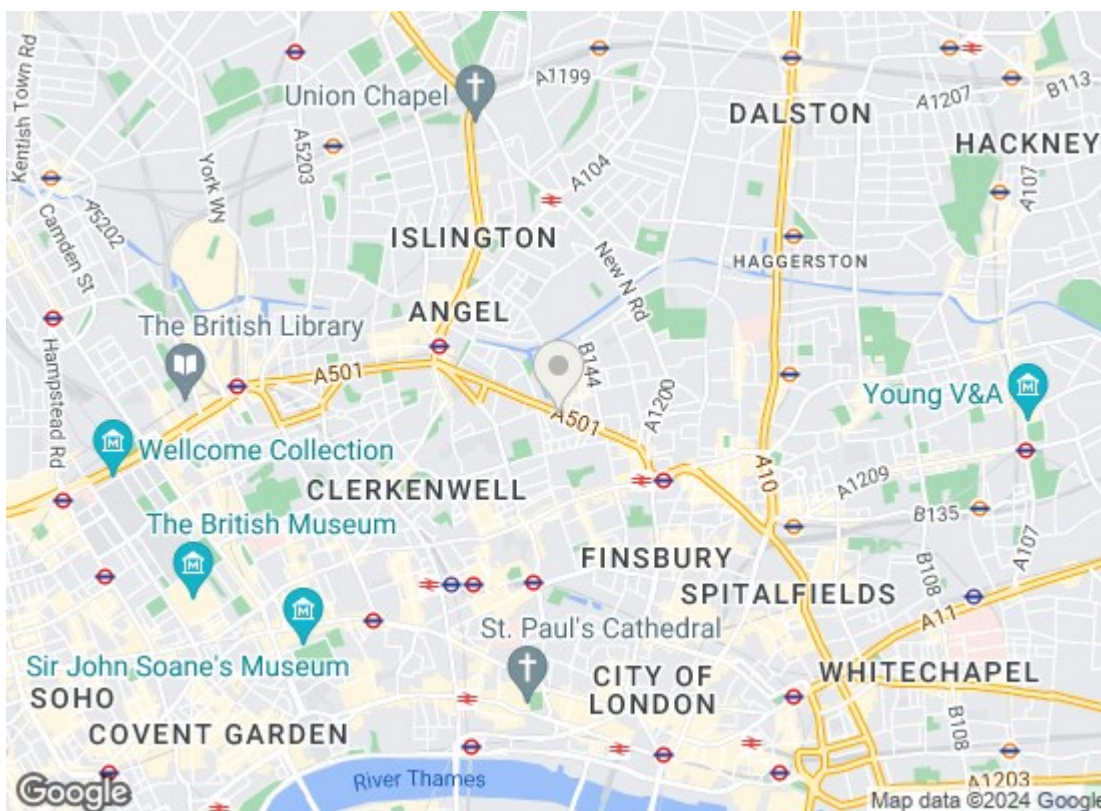
Approximate Gross Internal Area 702 sq ft – 65 sq m



Twenty Two Floor



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.