

## **Valencia Tower, 3 Bollinder Way, London, EC1V 2AQ**

**£815 Per Week**

A 2 BEDROOM APARTMENT \*2ND BEDROOM IS SMALL DOUBLE, LOCATED IN VALENCIA TOWER PART OF "BERKELEY HOMES" 250 CITY ROAD DEVELOPMENT LOCATED ON A HIGHER FLOOR AND COMPRISING OVER 740 SQUARE FEET WITH VIEWS TOWARDS REGENTS CANAL FROM BOTH THE RECEPTION ROOM & BEDROOM 2/STUDY AND VIEWS TOWARDS CANARY WHARF FROM 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

FURNISHED. AVAILABLE 02.12.2024

- 2 BEDROOMS
- HIGH FLOOR
- FURNISHED
- AVAILABLE FROM 02.11.2024
- VALENCIA TOWER EC1V
- WALK TO STATION
- COMING SOON
- AMAZING VIEWS
- OVER 740 SQUARE FEET
- FLOOR TO CEILING WINDOWS

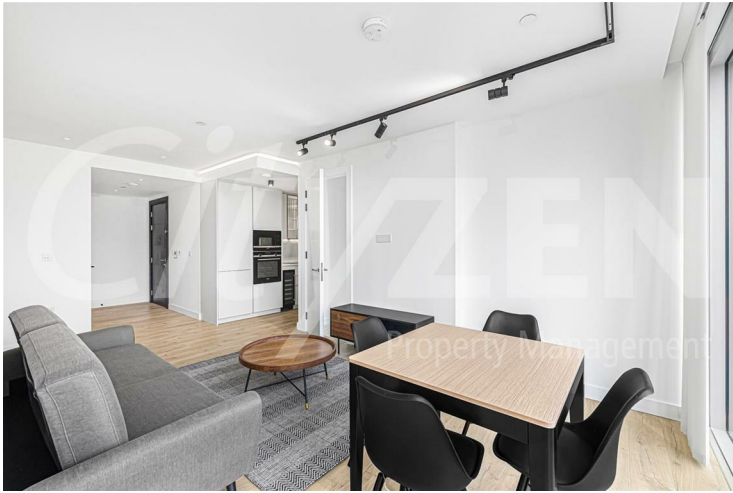
**Valencia Tower, 3 Bollinder Way, London, EC1V 2AQ**



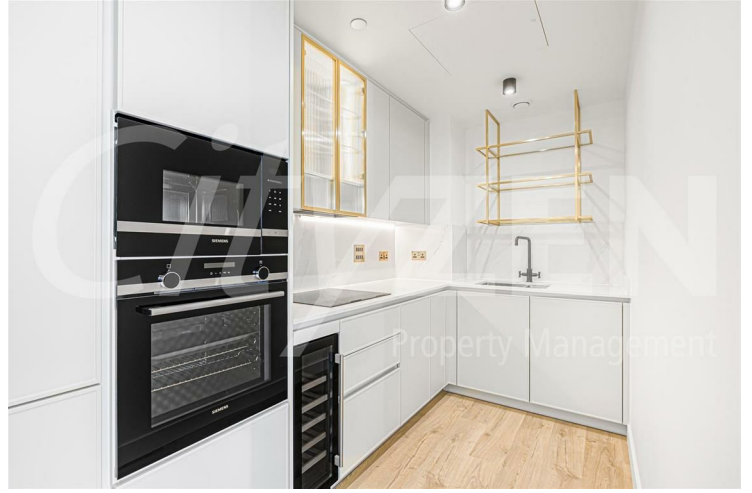
**RECEPTION ROOM**



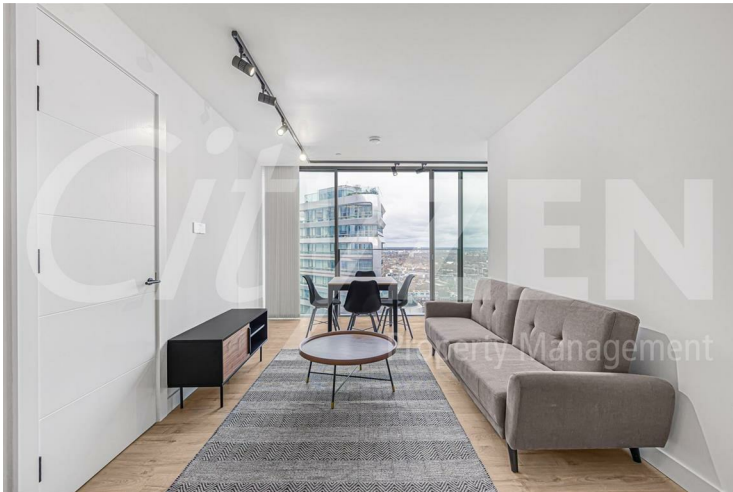
**DINING AREA**



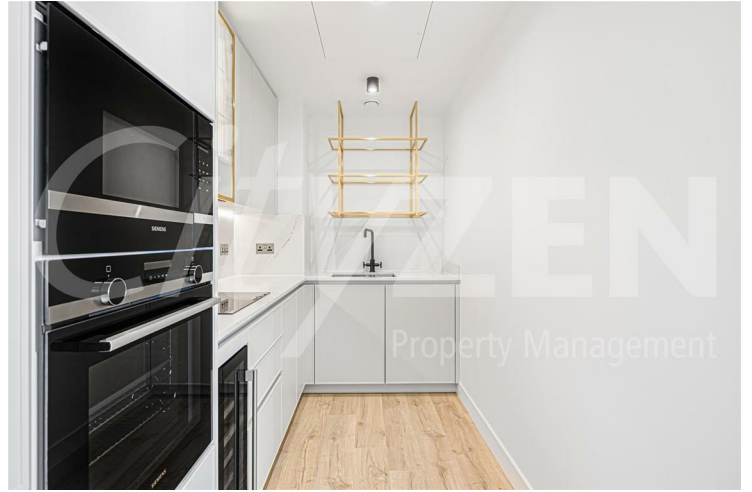
**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**KITCHEN**

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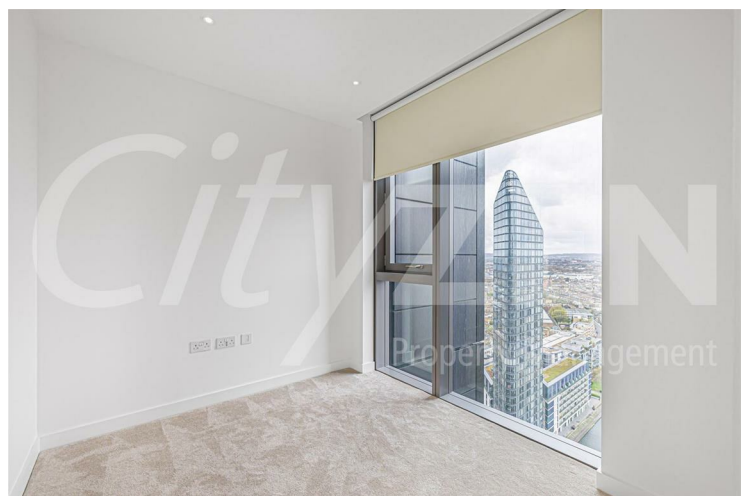
**FITTED KITCHEN**



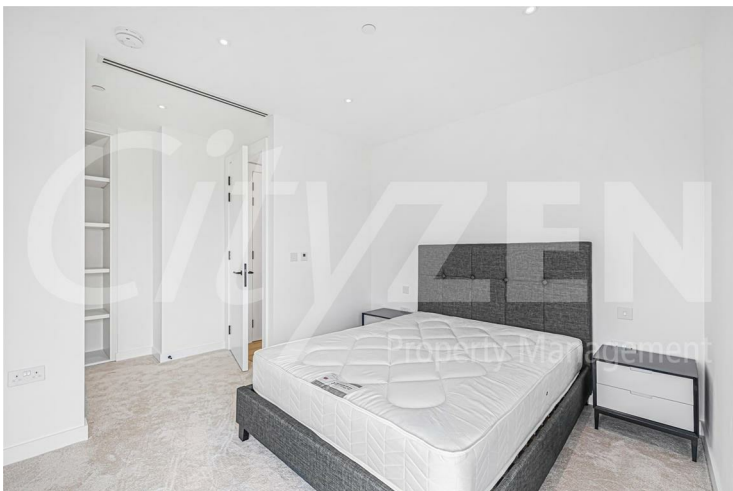
**BEDROOM**



**VIEW**



**BEDROOM 2 / STUDY**



**BEDROOM**



**HALLWAY**

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**FITTED WARDROBES**



**VIEW**



**BATHROOM**

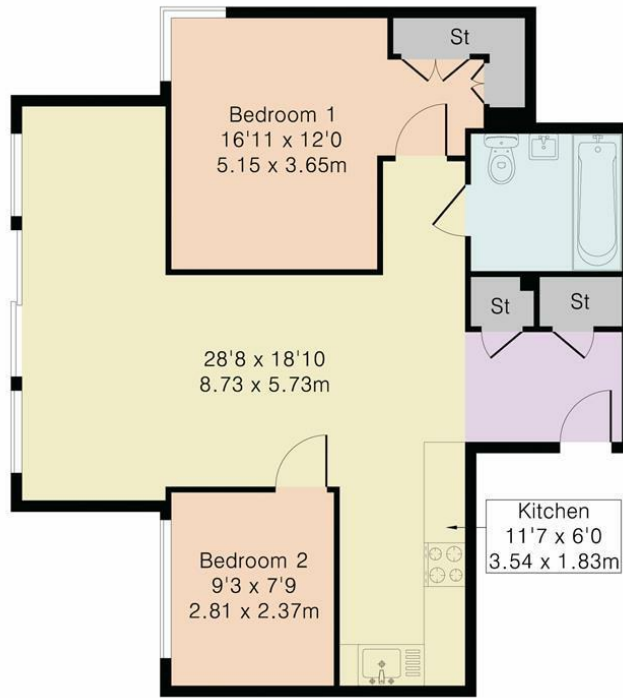


**VALENCIA TOWER**

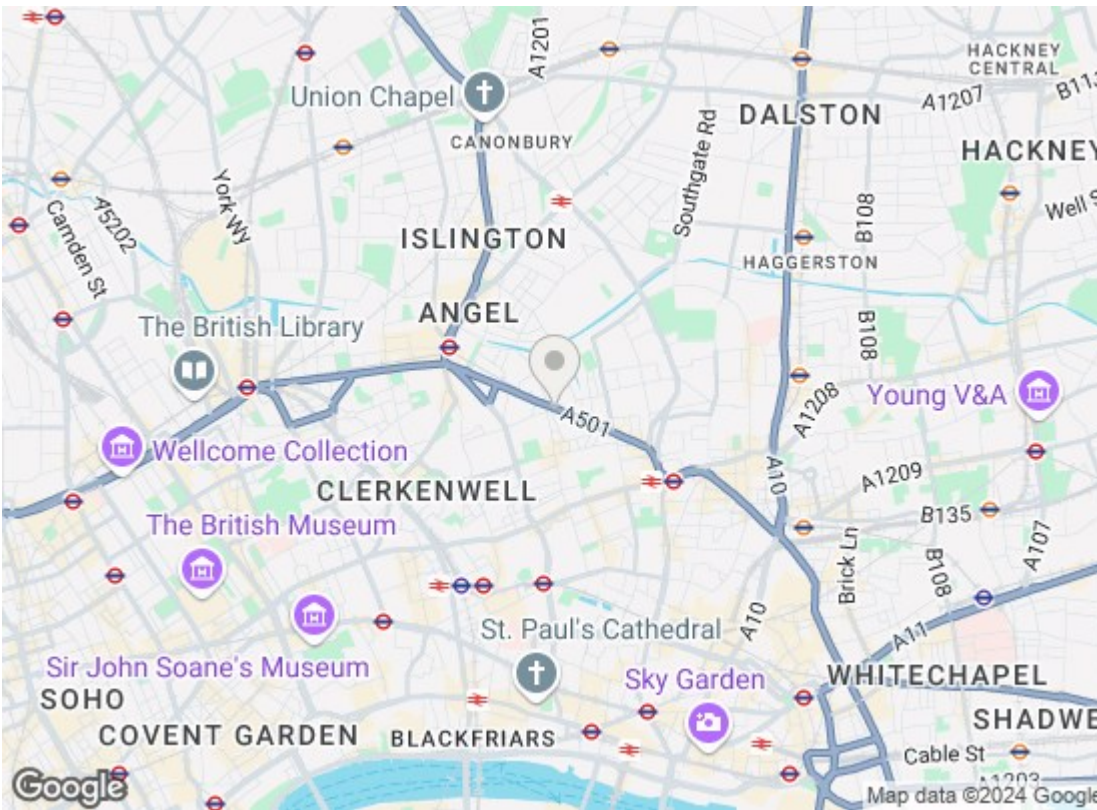


**VIEW**

Approximate Gross Internal Area 706 sq ft – 66 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.