



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

£1,375,000

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

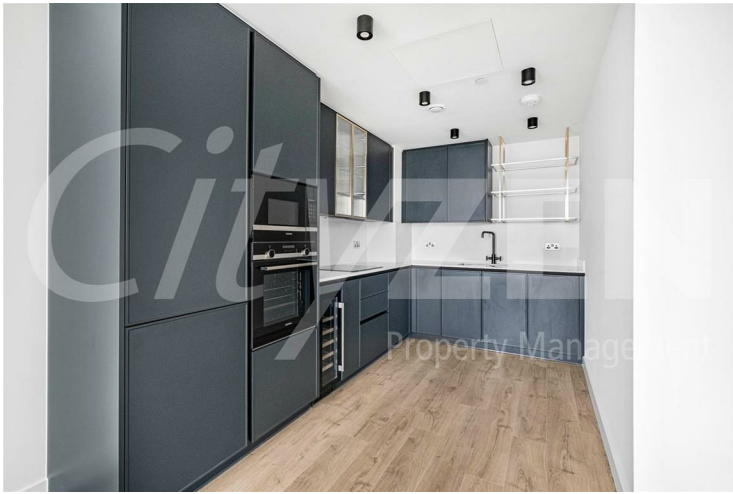
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RECEPTION ROOM



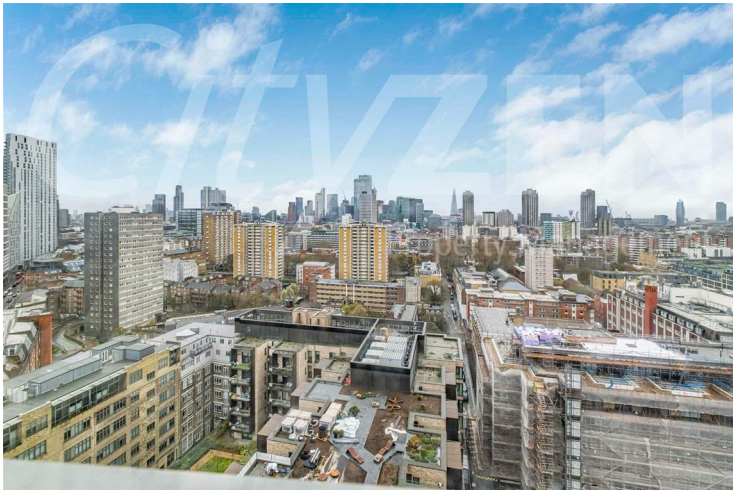
RECEPTION ROOM



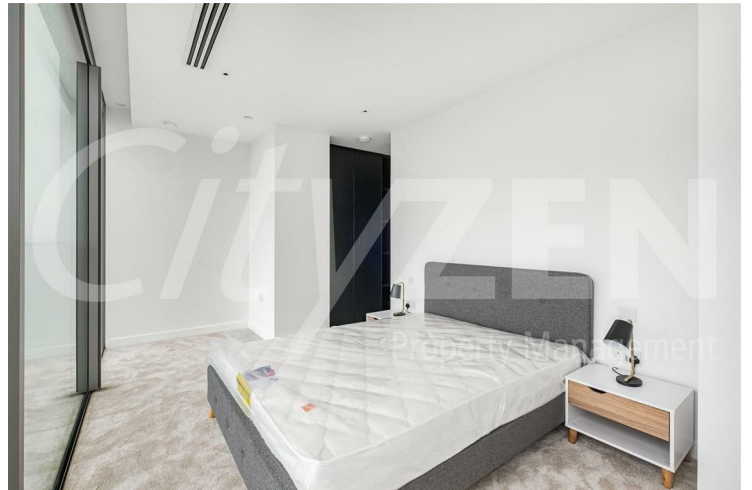
KITCHEN



RECEPTION ROOM

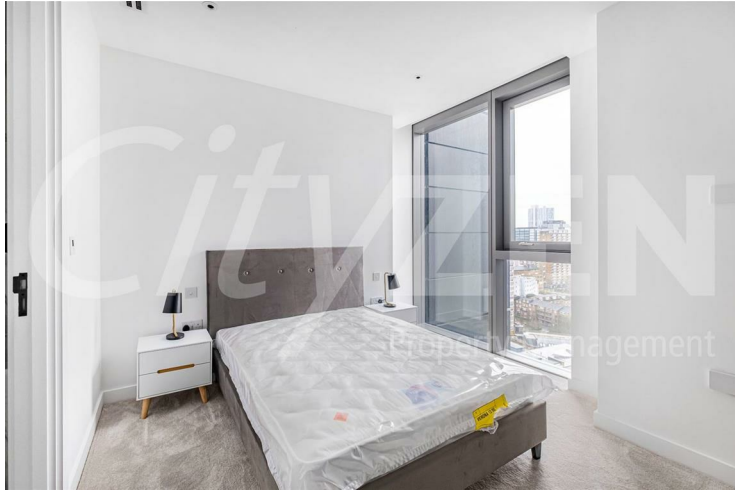


VIEW



BEDROOM

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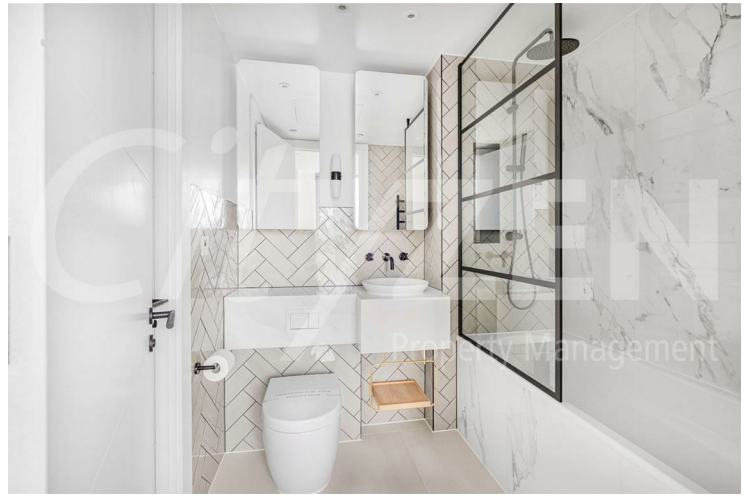
BEDROOM



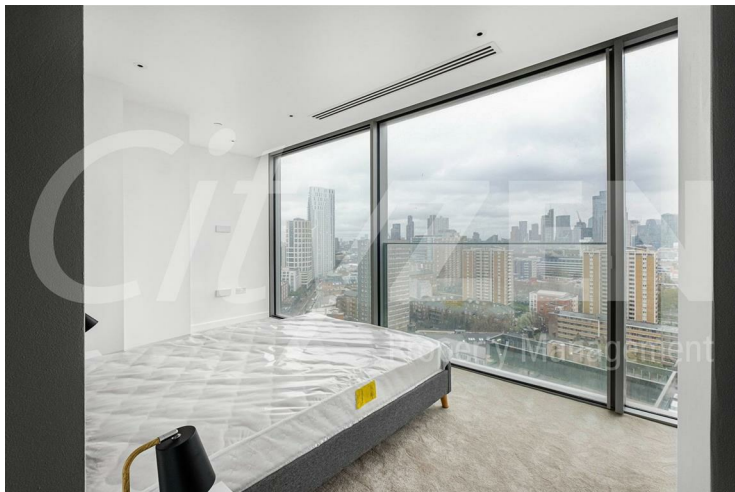
EN-SUITE



BEDROOM



BATHROOM



BEDROOM

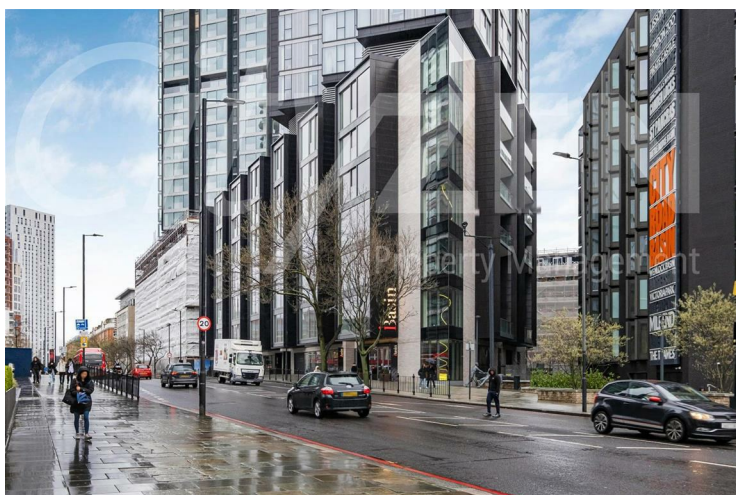


VIEW

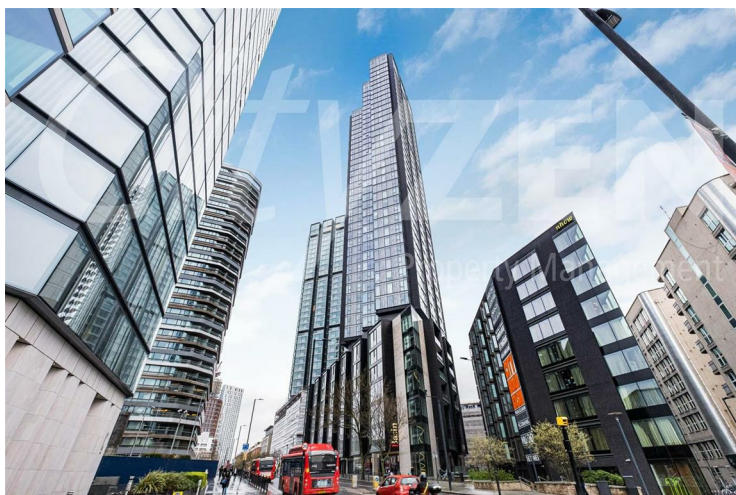
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VALENCIA TOWER



VALENCIA TOWER

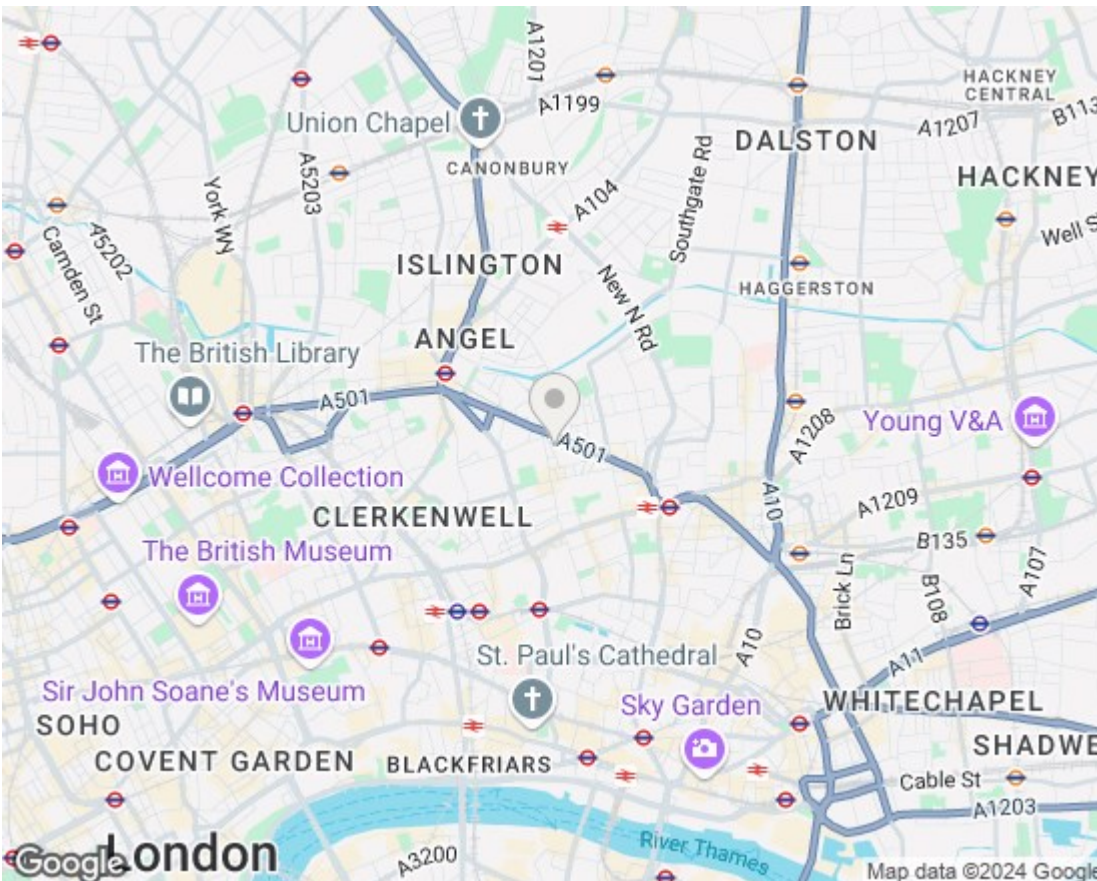


VALENCIA TOWER

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.



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			
England & Wales		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			
England & Wales		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.