



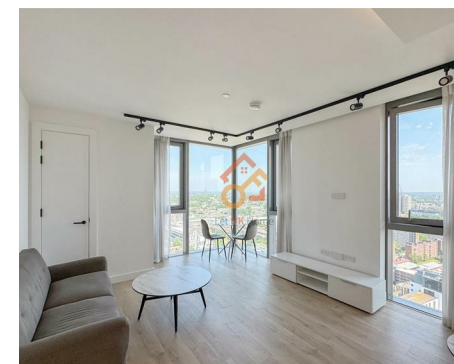
Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£980,000**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 3 Bollinder Place London

EC1V 2AR



Let UK Home presents this bright one bedroom & one study room bedroom apartment in Valencia Tower in 250 City Road.

The apartment comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, one bright bedroom, one study room(which can be converted into a bedroom) and one modern bathroom.

Residents of this exceptional development will have exclusive use of the gym, screening room, residents lounge, business lounge, and the spa with a 20-metre three-lane pool, Jacuzzi, shower experience, steam and sauna rooms. Furthermore, residents will also benefit from concierge service and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The community is close to Old Street and Angel subway stations, both of which are connected to the Northern Line, with direct access to King's Cross, London Bridge, Canary Wharf, Bond Street and Paddington.

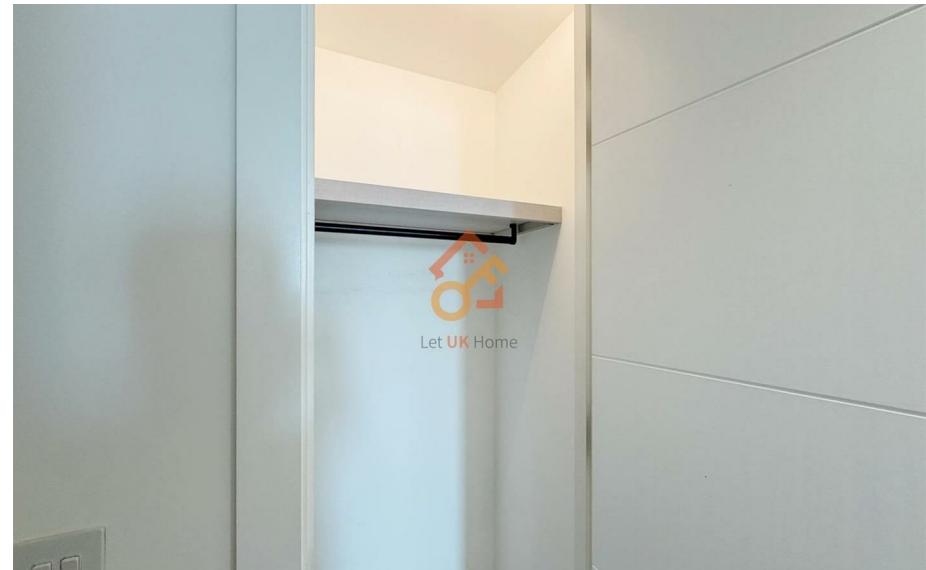
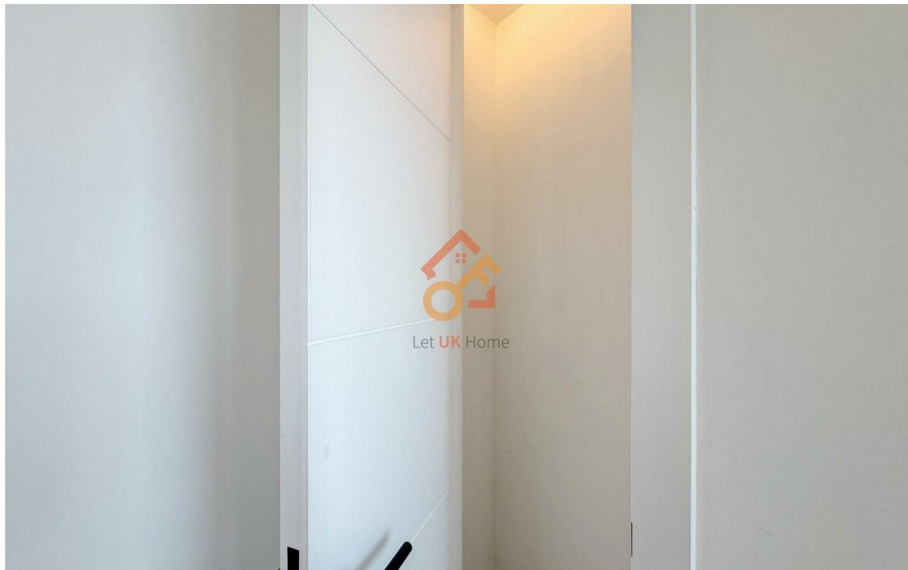
It is only a short walk to City, University of London and Bayes Business School, and the subway can also easily reach other universities such as University College London, London School of Economics and Political Science, King's College London, University of the Arts London.

# 3 Bollinder Place London

£980,000 Leasehold



- 24th Floor
- Concierge Service
- Swimming Pool
- Sauna & Steam Room
- The Spa
- 24h Security
- The Gym
- Treatment Room
- Cinema & Game Room
- EPC Rating: B





**Total floor area**

**61 square metres**



Let **UK** Home

3F 2 Eastbourne Terrace  
 Paddington  
 London  
 W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: F**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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