



BOLLINDER PLACE

London EC1V



CONTEMPORARY SIXTH-FLOOR ONE BEDROOM APARTMENT

Occupying the sixth floor of Valencia Tower, a contemporary residential development centred around landscaped communal gardens, this beautifully presented one bedroom apartment extends to approximately 613 sq ft (57 sq m).



1



1



1

EPC

B

Local Authority: London Borough of Islington

Council Tax band: E

Tenure: Leasehold, 992 years remaining

Ground rent: TBC

Service charge: approximately £6,001 per annum, reviewed every year, next review due 2026

Guide Price: £700,000



A welcoming entrance hall leads through to an impressive open-plan reception room and kitchen. Designed with modern living in mind, the space provides ample room for both relaxing and entertaining, while a contemporary kitchen with integrated appliances is seamlessly incorporated into the layout.

Floor-to-ceiling sliding doors span the width of the room, opening directly onto the balcony and drawing an abundance of natural light into the apartment.







The double bedroom benefits from fitted wardrobes and is served by a stylish bathroom finished with contemporary fittings and a bath with shower above. Useful storage is provided off the hallway, further enhancing the practicality of the apartment.

Valencia Tower forms part of a landmark modern development known for its attractive architecture, concierge service and landscaped communal grounds, all positioned in the heart of EC1V.

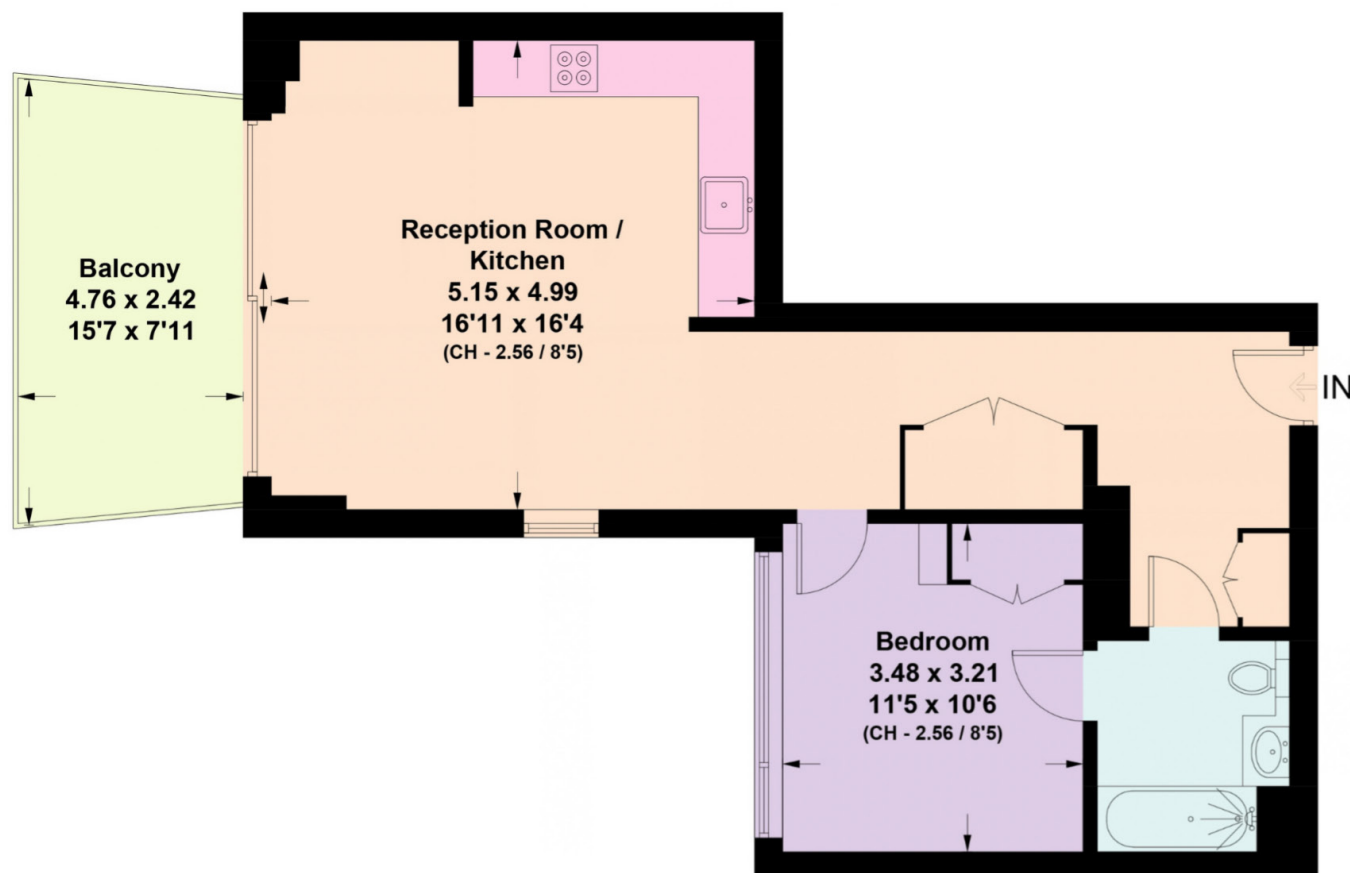


*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own enquiries.

The Property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the Property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.





Approximate Gross Internal Area = 57 sq m / 613 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Keir Waddell

+44 2039950785

Keir.Waddell@knightfrank.com

Knight Frank Residential Client Advisory

55 Baker Street

London, W1U 8AN

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2026. Photographs and videos dated October 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



© 2014 Knight Frank LLP