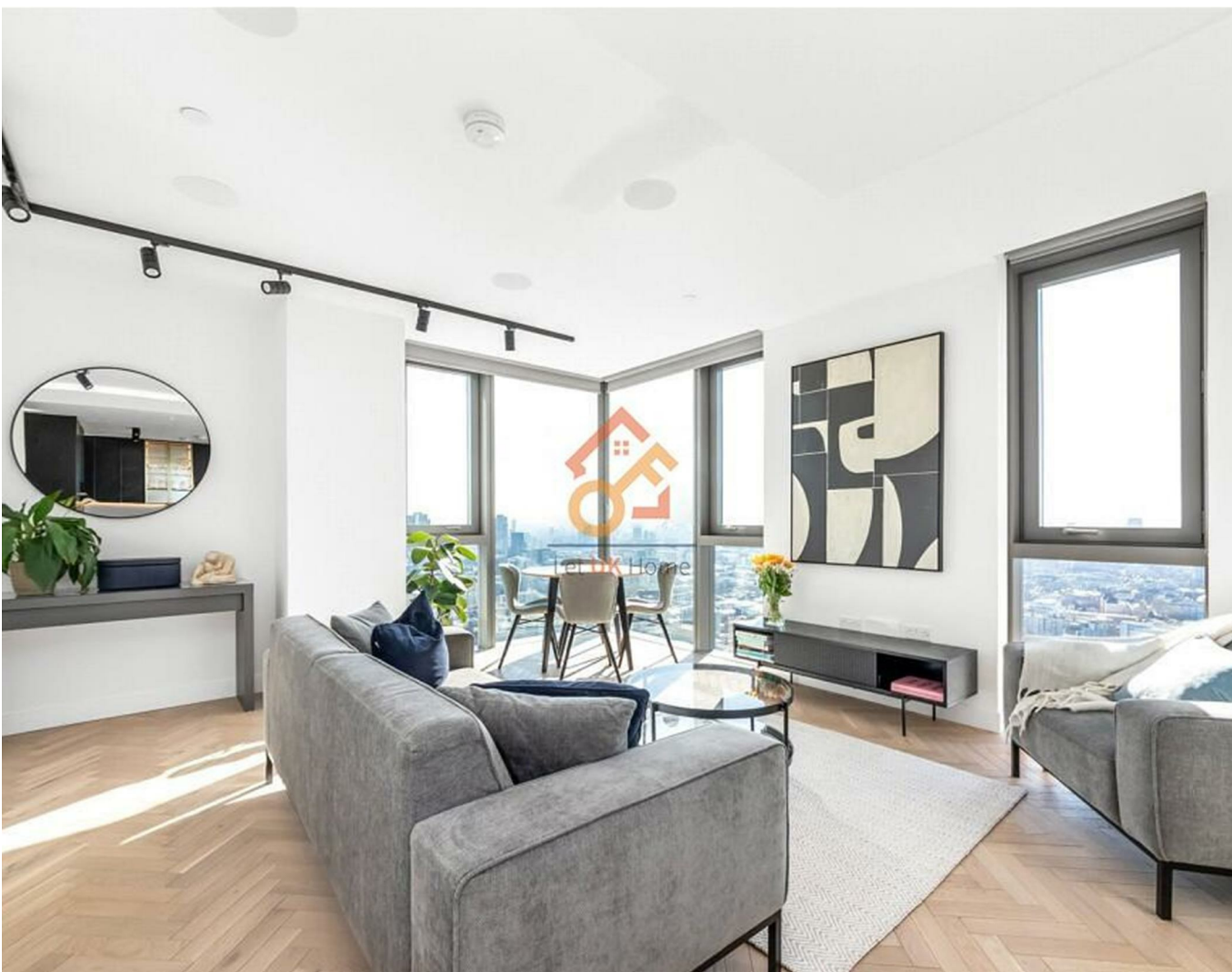




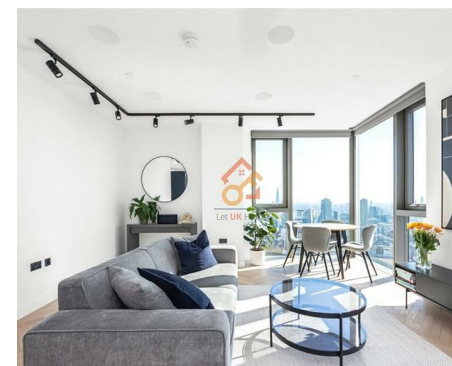
Let **UK** Home

2 Bedrooms

EC1V 2AR

Located in London

£1,350,000



info@letukhome.co.uk

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

01795 358 886



Valencia Tower, 3 Bolinder Place, London EC1V



Let UK Home presents this bright two-bedroom apartment in Valencia Tower in 250 City Road. Property Reference: LUH 616

This property comprises a large bright open plan kitchen and living room, two double bedrooms with wardrobes (master with ensuite), a large family sized bathroom and ample storage.

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.

- 32nd Floor
- Concierge Service
- Swimming Pool
- Sauna & Steam Room
- The Spa

- 24h Security
- The Gym
- EPC Rating: B
- Cinema & Game Room
- Residents Lounge





	84 SQ.M	904 SQ.FT
Kitchen	3.23m x 2.24m	10'6" x 7'4"
Living/Dining Room	5.21m x 4.90m	17'11" x 16'1"
Master Bedroom	3.48m x 3.01m	11'5" x 9'10"
Bedroom 2	3.57m x 3.35m	11'8" x 11'0"



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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01795 358 886

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) A		
(81-91) B		
(69-80) C	84	84
(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		

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