

Let UK Home

2 Bedrooms

EC1V 2AR

Located in London

£5,100 Per Month



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Valencia Tower, 3 Bollinder Place, London, EC1V



Let UK Home present this bright two-bedroom apartment in Valencia Tower, part of 250 City Road, located in Islington. Property Reference: LUH 1207

This property comprises a large bright open plan kitchen and living room leading to a spacious private balcony, two double bedrooms with wardrobes(master with en-suite and access to a spacious private balcony), a large family sized bathroom and ample storage. A virtual viewing is provided.

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 serviceand 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.

- 25th Floor
- Cinema & Game Room
- Swimming Pool & The Spa
- Sauna & Steam Room
- EPC Rating: B

- 24h Security & Concierge Service
- The Gym
- Virtual Viewing Available
- Residents Lounge









APT. 12	81 SQ.M	872 SQ.FT
Balcony 1 Area	9 sq.m	96 sq.ft
Balcony 2 Area	9 sq.m	96 sq.ft
Kitchen/Dining Room	5.43m x 2.61m	17'9" x 8'6"
Living Room	4.50m x 3.43m	14'7" x 11'3"
Master Bedroom	5.01m x 3.31m	16'5" x 10'8"
Bedroom 2	3.87m x 3.22m	12'8" x 10'7"
Balcony 1	5.69m x 1.57m	18'8" x 5'1"
Balcony 2	5.69m x 1.57m	18'8" x 5'1"

KEY ◆◆ Depicts Measurement Points C Cloak/Storage U Utility Cupboard

* Opening window. Floorplans shown for 250 City Road are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Subject to Planning.

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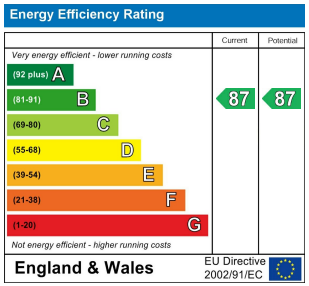
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Council Tax Band: F

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.



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