



## Valencia Tower, 3 Bollinder Place, London, EC1V 2AR

**£880 Per Week**

A UNIQUE 27TH FLOOR TWO BED IN 250 CITY ROAD BENEFITING FROM UPGRADED SPEC INCLUDING PARQUET FLOORS THROUGHOUT, "SONOS" SOUND SYSTEM & "MIELE" APPLIANCES.

THIS APARTMENT IS ONE OF ONLY A FEW WITH THE UPGRADED SPEC AND OFFERS STUNNING VIEWS OF LONDON FROM ITS 27TH FLOOR VISTA.

Set over 777 square feet and comprising a spacious reception room with floor to ceiling sliding windows overlooking London, dining area with floor to ceiling windows, luxury fully fitted kitchen with "Miele" appliances, double bedroom with ample storage, second bedroom with fitted wardrobes and a luxury bathroom.

Further benefits include ample storage space, underfloor heating and air cooling, parquet flooring throughout including the bedrooms and integrated sound system.

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

FURNISHED. AVAILABLE FROM 09.09.2024

- 250 CITY ROAD
- UPGRADED SPEC INC PARQUET FLOORING TO ALL ROOMS
- BRAND NEW AND AVAILABLE NOW
- AVAILABLE FROM 09.09.2024
- 27TH FLOOR TWO BED
- "MIELE" APPLIANCES & "SONOS" SOUND SYSTEM
- 20 METER POOL
- AMAZING VIEWS ACROSS LONDON
- CLOSE TO OLD ST & ANGEL
- 24 HR CONCIERGE

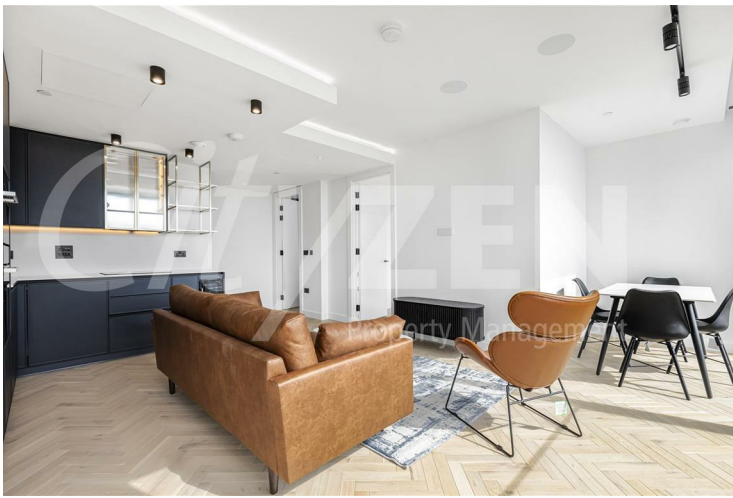
**Valencia Tower, 3 Bollinder Place, London, EC1V 2AR**



**BEDROOM**



**RECEPTION**



**RECEPTION**



**BEDROOM**



**KITCHEN**



**VIEW FROM APARTMENT**



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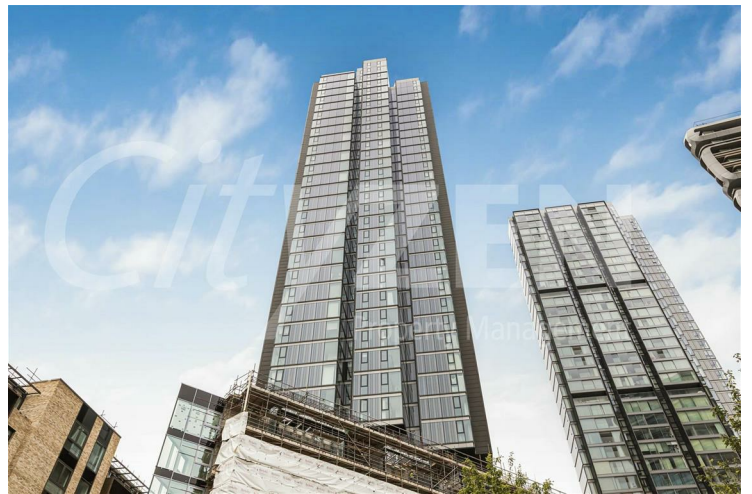
VIEW FROM APARTMENT



VALENCIA TOWER



VALENCIA TOWER



VALENCIA TOWER



VIEW FROM APARTMENT



BEDROOM 2 (CAN BE FURNISHED)



# Valencia Tower, 3 Bollinder Place, London, EC1V 2AR



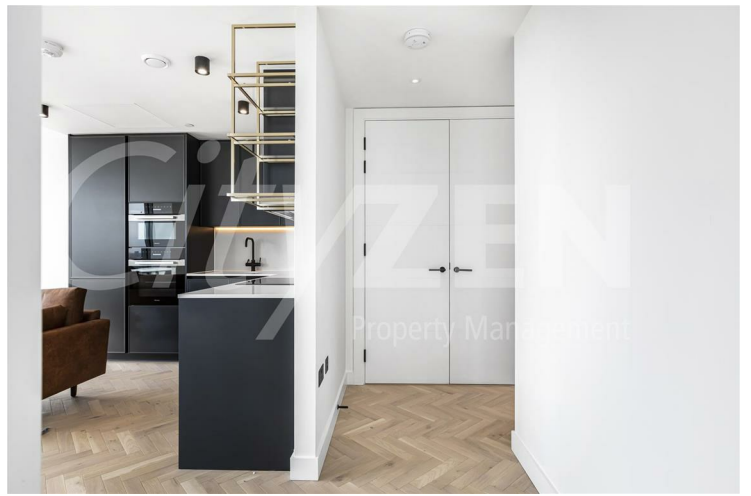
RECEPTION



RECEPTION



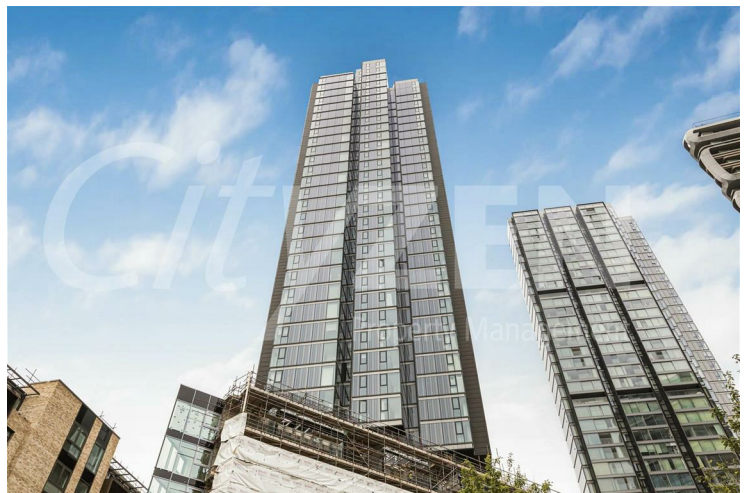
VIEW FROM APARTMENT



HALLWAY/KITCHEN



DINING AREA



VALENCIA TOWER



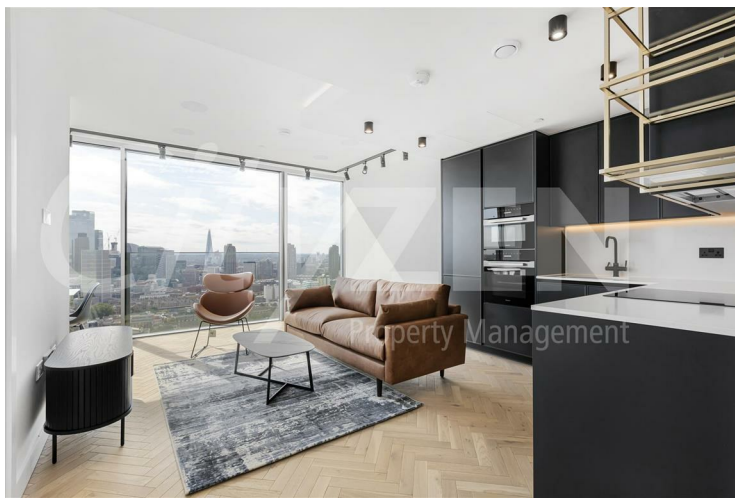
# Valencia Tower, 3 Bollinder Place, London, EC1V 2AR



VALENCIA TOWER



VIEW FROM APARTMENT



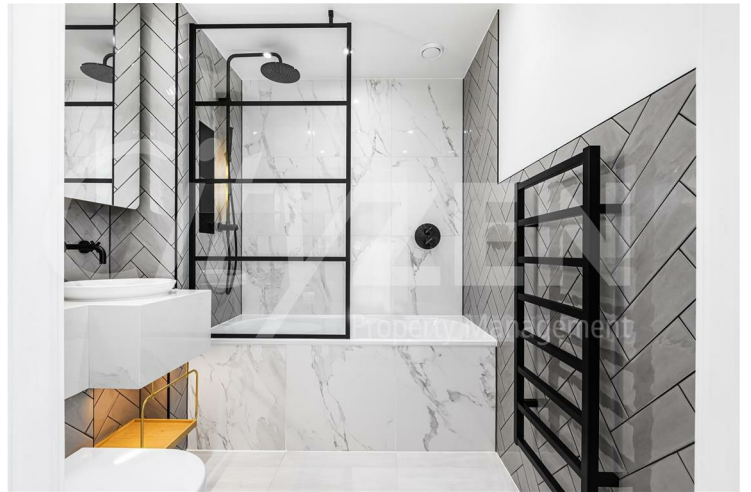
RECEPTION ROOM



VIEW FROM APARTMENT



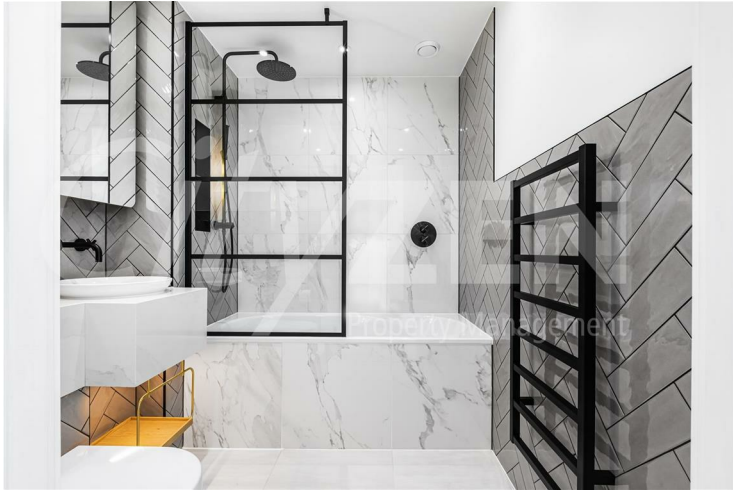
BATHROOM



BATHROOM



**Valencia Tower, 3 Bollinger Place, London, EC1V 2AR**



**BATHROOM**



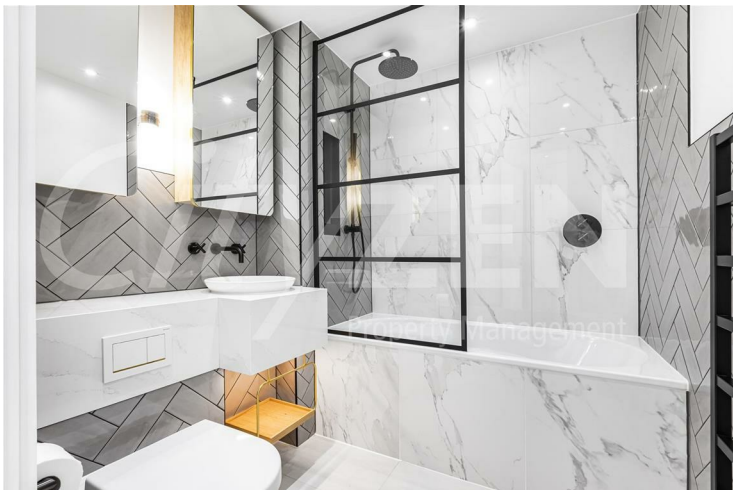
**BEDROOM 2 (CAN BE FURNISHED)**



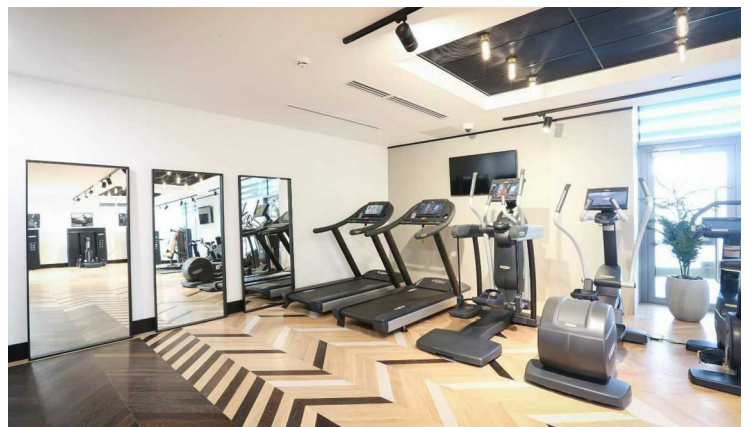
**BEDROOM 2 (CAN BE FURNISHED)**



**GYM**



**BATHROOM**



**GYM**

## Valencia Tower, 3 Bollinder Place, London, EC1V 2AR



POOL

Approximate Gross Internal Area 777 sq ft – 72 sq m



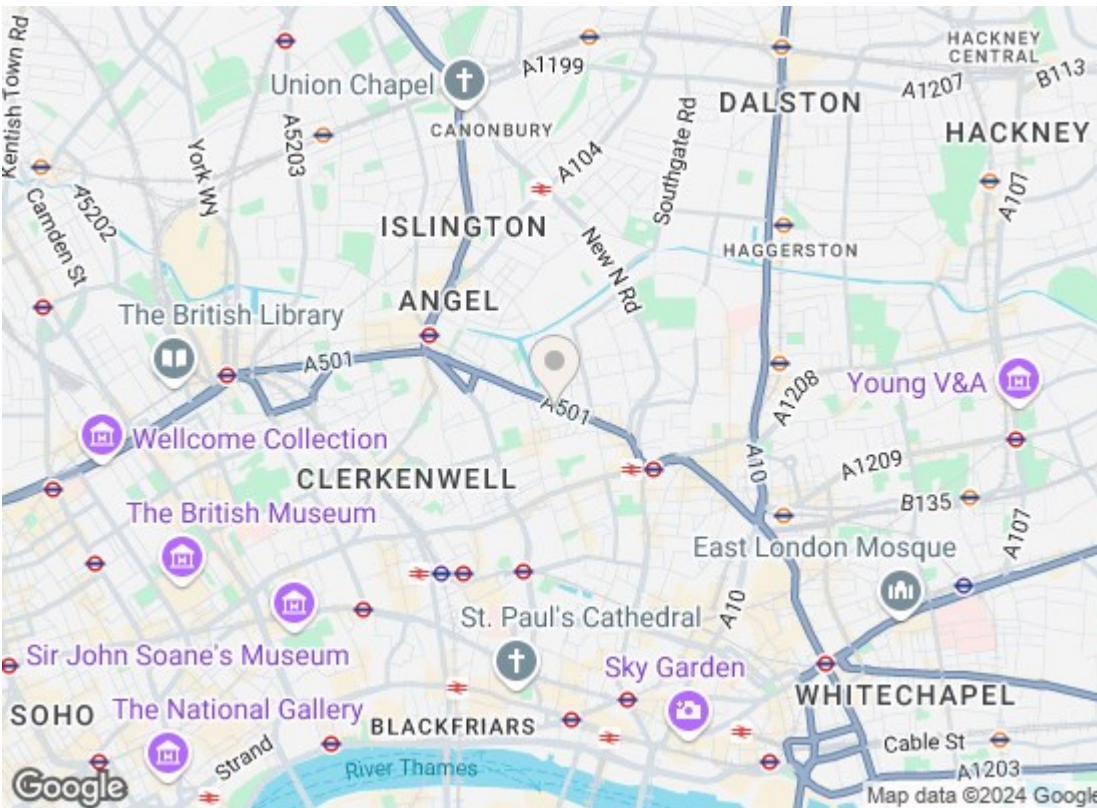
Twenty Seventh Floor



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) <b>A</b>  |           |           |
| (81-91) <b>B</b>  | <b>85</b> | <b>85</b> |
| (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              |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           |           |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  |           |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| <b>England &amp; Wales</b> 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.