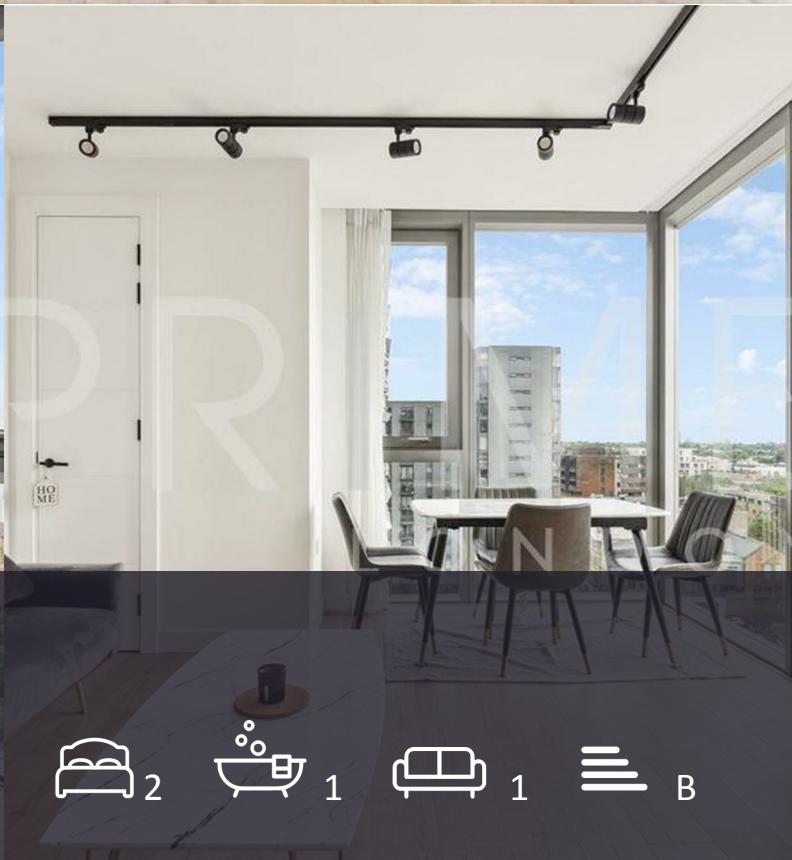




Valencia Tower

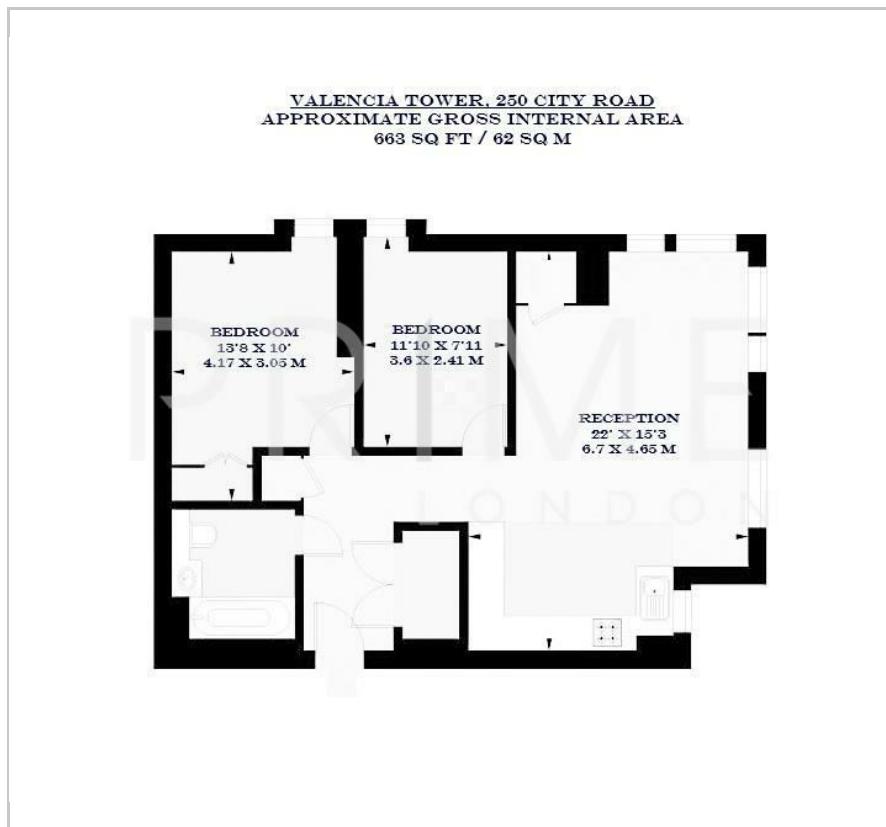
3 Bollinder Place, 250 City Road, EC1V 2AP

£795 Per Week

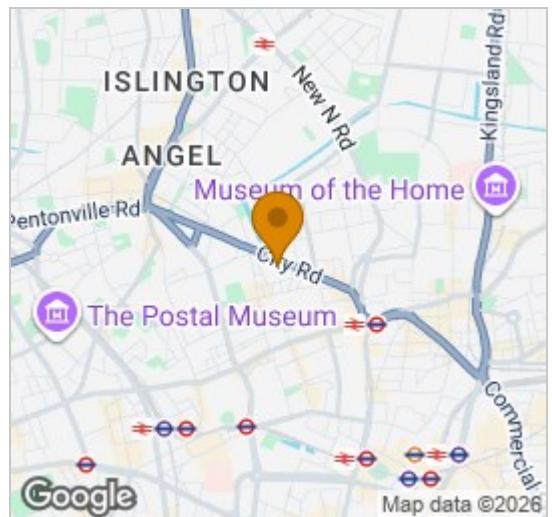


2 1 1 B

Floor Plan



Area Map



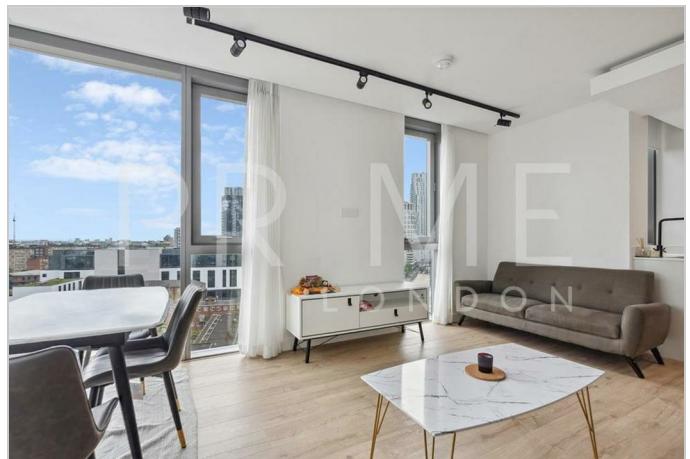
Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Two bedroom apartment
- 663 sq ft (62 sqm)
- Floor to ceiling windows
- Residents' pool, spa, gym, lounge and cinema room
- Positioned between Angel, Old Street and Shoreditch
- 24 hour concierge



This bright two bedroom apartment, located in the popular 250 City Road, is available for lease through Prime London.

Offering 663 sq ft (62 sqm) of contemporary living in the heart of Islington, the property comprises an open-plan kitchen and reception room, with floor-to-ceiling windows that draw in natural light and offer far-reaching views over London's skyline. The kitchen is finished to a high standard with integrated Siemens appliances and streamlined cabinetry. Both bedrooms are double in size and come with fitted wardrobes, while the bathroom is sleek and well-appointed with quality fixtures and a modern finish.

The property also features underfloor heating and comfort cooling ensure a consistent climate year-round.

Residents of 250 City Road benefit from a full suite of private amenities including a 20 metre swimming pool, gym, sauna, steam room, treatment rooms, yoga studio, residents' lounge, private cinema, and a 24-hour concierge.

Located between Old Street and Angel, the building sits at the edge of the City, with Shoreditch, Clerkenwell and King's Cross all easily accessible.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.