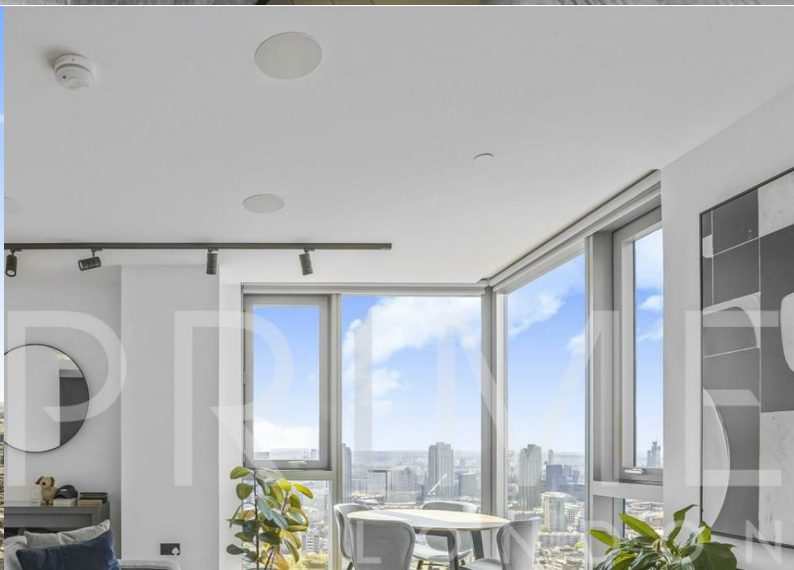


## Valencia Tower

3 Bollinder Place, 250 City Road, EC1V 2AR

Asking Price £1,350,000



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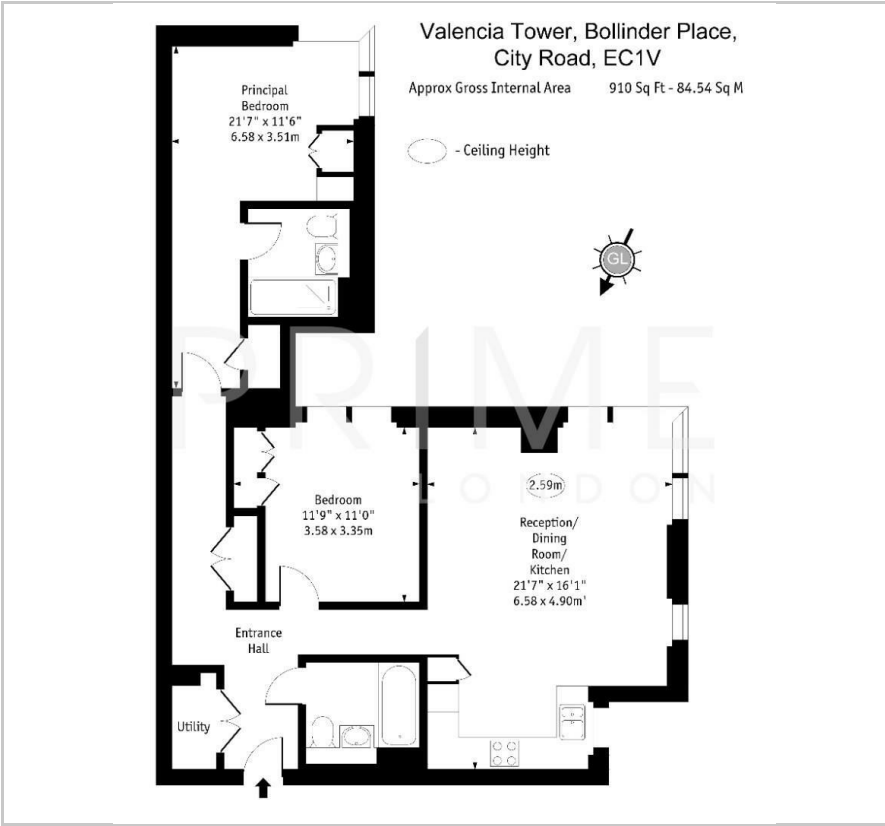


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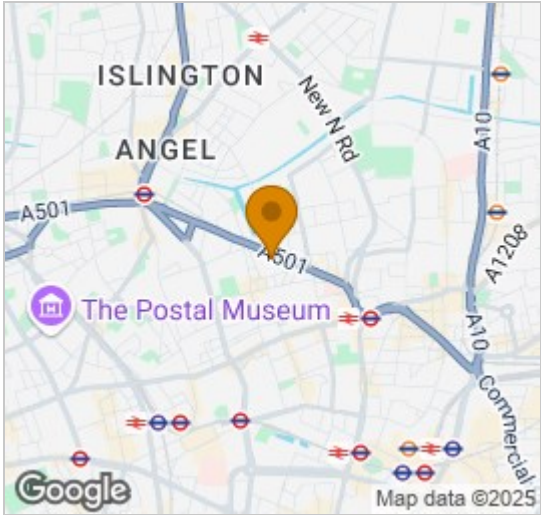


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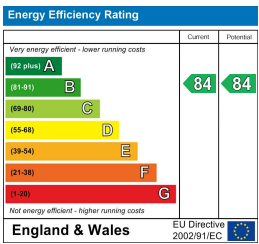
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

- Thirty-second floor
- High specification apartment
- 904 sq ft (84 sq m)
- 24 hour concierge
- Swimming and hydrotherapy pools and gym
- Views towards the City and Central London



This bright 904 sq ft (84 sqm) two bedroom apartment, on the thirty-second floor of Valencia Tower, 250 City Road is available for sale with Prime London.

Designed by Foster and Partners, this modern home features a spacious open-plan kitchen and living area with floor-to-ceiling windows, a double bedroom with fitted wardrobes, and a second bedroom suited for a child or home office. The property also includes a family-sized bathroom and ample storage.

Residents' enjoy world-class facilities, including a gym, 20-metre pool, hydrotherapy pool, sauna, steam room, screening room, residents' and business lounges, and a 24 hour concierge. The development also offers shops, restaurants, cafés, workspaces, and landscaped gardens.

Ideally located between Angel and Old Street, the apartment is within walking distance of Shoreditch, the City, and top universities. Old Street and Angel stations (Northern Line) provide direct links to King's Cross, London Bridge, and Canary Wharf.



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.