



Valencia Tower, 3 Bollinder Place, EC1V 2AR

Price:
£ 1,300,000

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Price: £ 1,300,000 2 bedroom house

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OVERVIEW

A high-floor two-bedroom apartment in Valencia Tower, 250 City Road, positioned on the 32nd floor and offering exceptional dual-aspect views towards Central London, The Shard, London Eye and the City skyline.

This well-proportioned apartment extends to approximately 904 sq ft and benefits from one of the most desirable South and West facing aspects within the development. All principal rooms enjoy panoramic views across both the City and Canary Wharf, creating a standout living environment ideal for both owner-occupiers and investors.

KEY FEATURES

- Two bedroom apartment
- 32nd floor
- 904 sq ft internal space
- South & West Aspect
- Views towards Central London & City
- Swimming pool, spa, Jacuzzi & sauna
- 24 Hour concierge
- Ideal Zone 1 Central location
- Tech City of Islington



A.P.T. 07	84 SQ.M	904 SQ.FT
Kitchen	3.23m x 2.24m	10'0" x 7'4"
Living/Dining Room	3.23m x 4.93m	10'7" x 16'2"
Master Bedroom	3.48m x 2.53m	11'5" x 8'3"
Bedroom 2	3.57m x 3.35m	11'8" x 11'0"

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

*Opening windows. 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 2%. The dimensions are not intended to be used for carpet size, appliance size or items of furniture. Subject to Planning.

Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

