

## Valencia Tower

3 Bollinder Place, 250 City Road, EC1V 2AP

£807 Per Week



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(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.

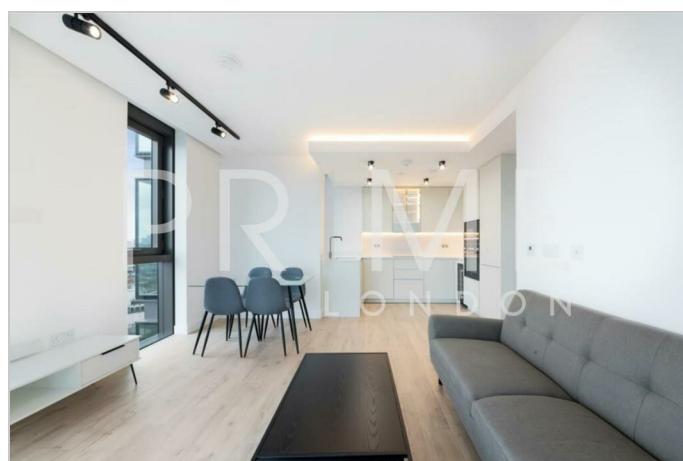
- 11th Floor
- High specification apartment
- 667sq ft / 62 sq m
- 24 hour concierge
- Swimming and Hydrotherapy pools and gym
- Far reaching views



Prime London presents this bright 667 sq ft (62 sq m) two-bedroom, one-bathroom apartment on the 6th floor of Valencia Tower, 250 City Road. 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.



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