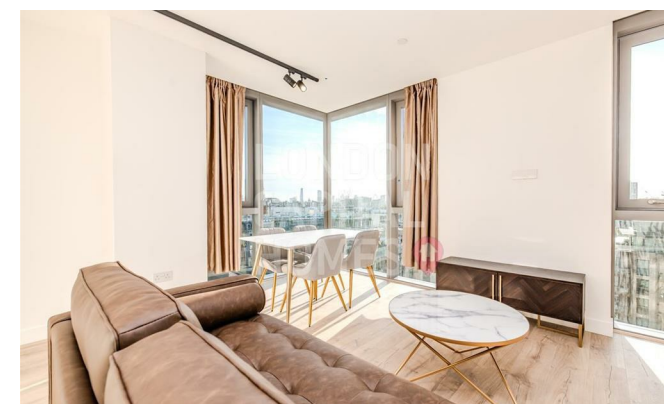
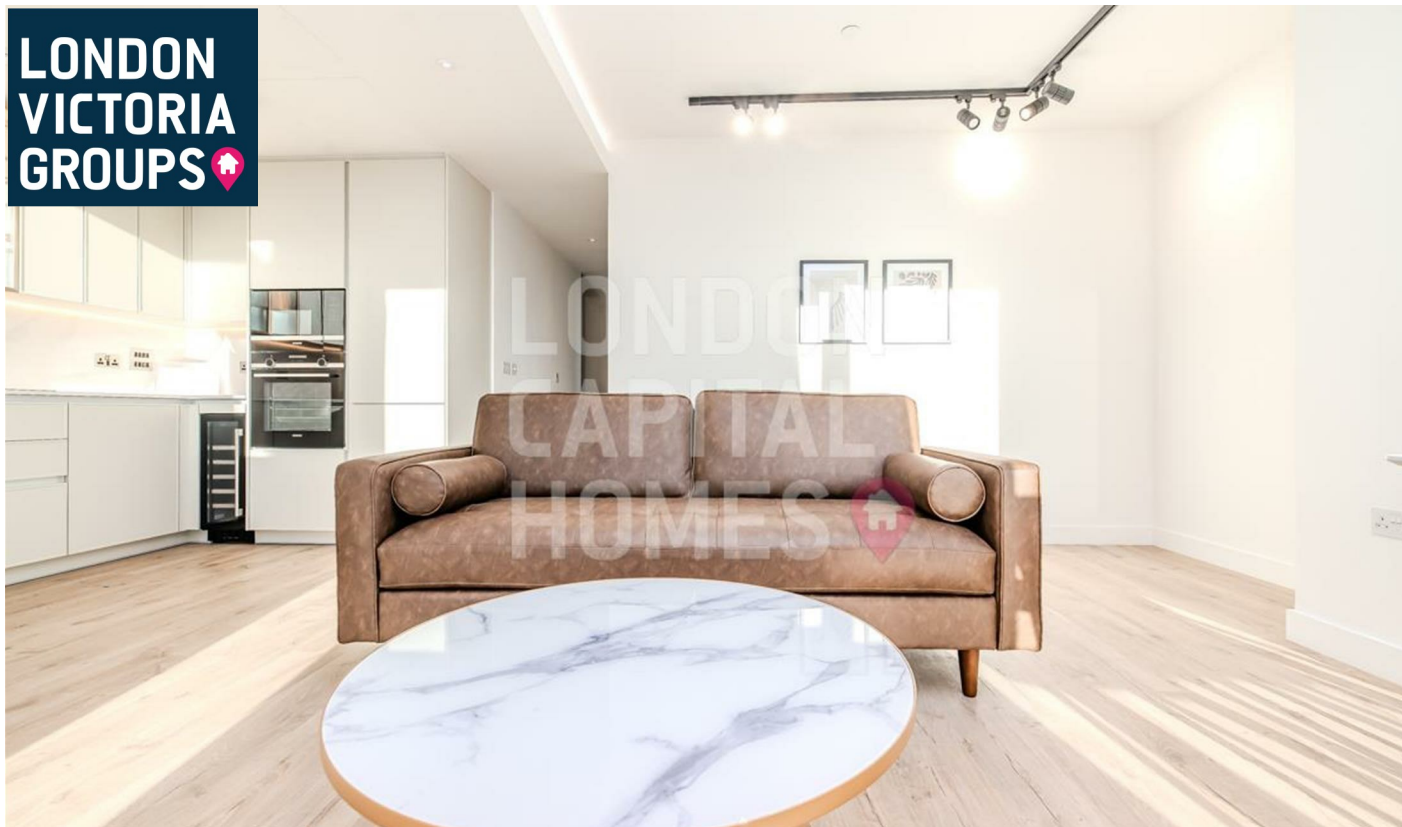




### **3 Bollinder Place**

, LONDON EC1V 2AP

- Two-bedroom two-bathroom apartment
- 24-hour concierge service
- Fully equipped gym
- Old Street Station (Northern Line & National Rail) – approx. 5 mins walk
- CTB-F
- Bright open-plan living and dining area
- Residents' lounge and landscaped communal areas
- Swimming pool and spa
- EPC-B

**£3,900 PCM**

Local Authority **Islington**  
Council Tax Band **F**  
EPC Rating **B**

#### APARTMENT 807

VALENCIA POWER  
2 BEDS  
EIGHTH FLOOR  
402B

| ONS                  | M / FT               |
|----------------------|----------------------|
| Living / Dining Room | 5.20m x 4.50m        |
| Kitchen              | 2.20m x 2.24m        |
| Master Bedroom       | 3.40m x 3.00m        |
| Bedroom 2            | 2.50m x 2.25m        |
| TOTAL AREA           | 84.00 M <sup>2</sup> |



#### London Office Office

Spaces Victoria, 25 Wilton Road, Pimlico,  
London, SW1V 1LW

#### Contact

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XL@londonvictoriagroups.co.uk  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.