



## Valencia Tower

3 Bollinder Place, London EC1V 2AP

- Two-bedroom, two-bathroom apartment
  - 24-hour concierge service
- Residents' lounge and landscaped communal areas
  - Old Street Station & Moorgate Station
  - CTB-F
- Bright open-plan living and dining area
  - Fully equipped residents' gym
  - Secure entry and lift access
  - EPC-B

**£4,300 PCM**

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

#### APARTMENT 907

VALENCIA TOWER  
2 BEDS  
NINTH FLOOR  
AVAILABLE  
PRICE: £1,195,000



DIMS	M / FT
Living / Dining Room	5.21m x 4.90m
Kitchen	3.23m x 2.24m
Master Bedroom	3.48m x 3.01m
Bedroom 2	3.57m x 3.35m
TOTAL AREA	84 SQ M
DIMS	M / FT
Living / Dining Room	17'11" x 16'1"
Kitchen	10'6" x 7'4"
Master Bedroom	11'5" x 9'10"
Bedroom 2	11'8" x 11'0"
TOTAL AREA	904 SQ FT



#### London Office Office

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

#### Contact

020 3084 3094  
XL@londonvictoriagroups.co.uk  
www.londonvictoriagroups.co.uk

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.

