



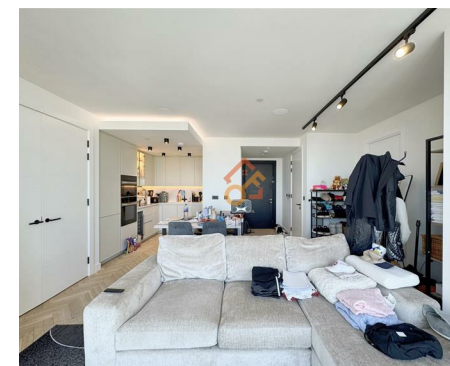
Let **UK** Home

1 Bedrooms

Flat

Located in London

**£3,650 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



## 3 Bollinder Place London

EC1V 2AR



Let UK Home present this bright one-bedroom apartment in Valencia Tower in 250 City Road.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, one bright bedroom with built-in wardrobe and one modern bathroom.

Residents of this exceptional development will have exclusive use of the gym, screening room, residents lounge, business lounge, and the spa with a 20-metre three-lane pool, Jacuzzi, shower experience, steam and sauna rooms. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The community is close to Old Street and Angel subway stations, both of which are connected to the Northern Line, with direct access to King's Cross, London Bridge, Canary Wharf, Bond Street and Paddington.

It is only a short walk to City, University of London and Bayes Business School, and the subway can also easily reach other universities such as University College London, London School of Economics and Political Science, King's College London, University of the Arts London.

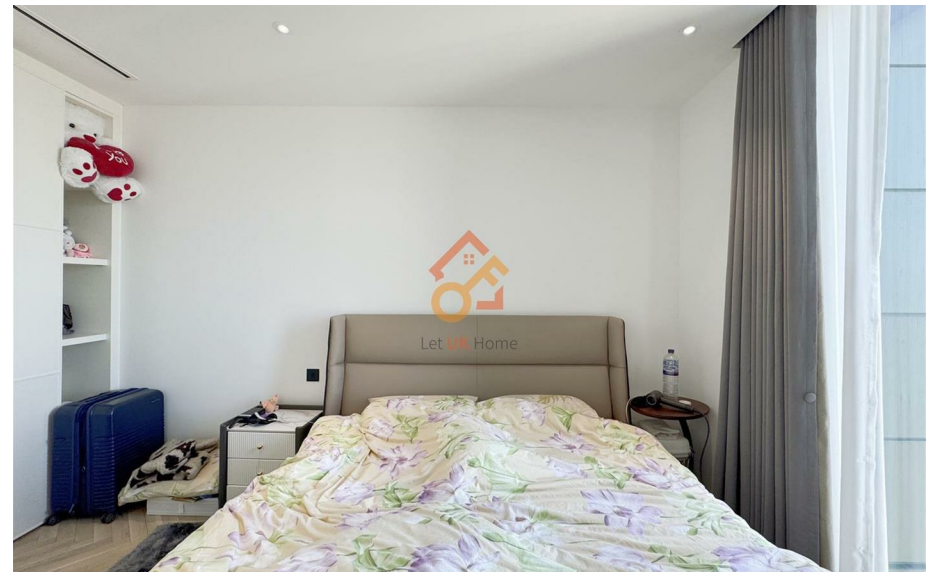
# 3 Bollinder Place London

£3,650 Per Month



- 30th Floor
- Concierge Service
- Swimming Pool
- Cinema & Game Room
- Residents Lounge

- 24h Security
- The Gym
- Sauna & Steam Room
- The Spa & Treatment Room
- EPC Rating: B





57 平方米 613 平方英尺

厨房	3.15m x 2.10m	10'4" x 6'10"
起居室/餐厅	5.39m x 4.93m	17'8" x 16'2"
卧室	4.52m x 3.05m	14'10" x 10'0"



Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: E**

**Local Authority:**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		83	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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