

Let **UK** Home

2 Bedrooms

Flat

Located in London

£1,300,000



info@letukhome.co.uk

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

01795 358 886



3 Bollinder Place London

EC1V 2AP



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

This property comprises a large bright open plan kitchen and living room, two double bedrooms with wardrobes(master en-suite), a large family sized bathroom and ample storage.

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.

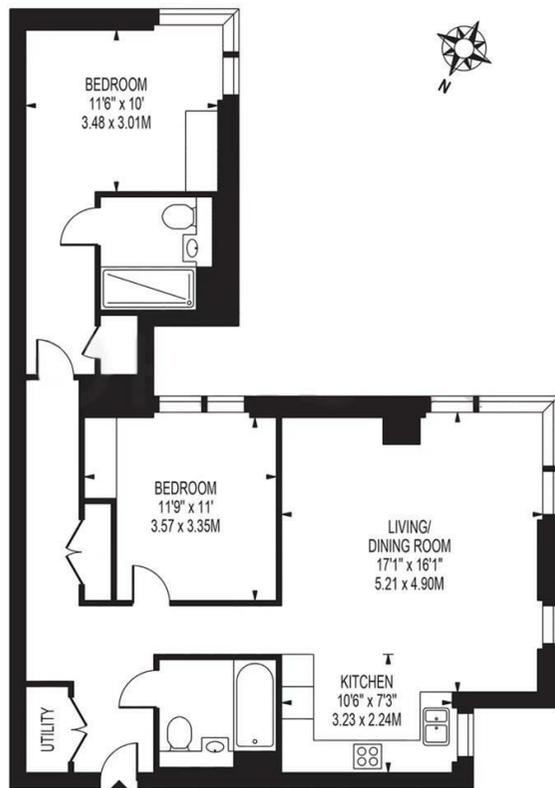
3 Bollinder Place London

£1,300,000 Leasehold



- 13th Floor
- Concierge Service
- Swimming Pool
- Sauna & Steam Room
- The Spa
- 24h Security
- The Gym
- Treatment Room
- Cinema & Game Room
- EPC Rating: B





THIRTEENTH FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Let **UK** Home

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Paddington
London
W2 6LG

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Council Tax Band: F

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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