



1 Bedrooms

Flat

Located in London

£3,400 Per Month



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

020 4534 8145



Apartment 153, Valencia Tower, 3 Bollinder Place

London | EC1V 2AR



Let UK Home are excited to offer this spectacular one bedroom apartment in the heart of Valencia Tower part of the 250 City Road.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room, one bright bedroom and one modern bathrooms.

Residents of this exceptional development 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 24 hour 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 London City University and Cass Business School, and the subway can also easily reach other universities such as University College London, London School of Economics, King's College London, University of the Arts London.

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- 26th Floor
- Swimming Pool
- The Gym
- Treatment Room
- Residents Lounge
- The Spa
- Concierge Service
- Sauna & Steam Room
- Cinema & Game Room
- 24h Security





6/F Two Kingdom Street
London
W2 6BD

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APT. 02	57 SQ.M	613 SQ.FT
Kitchen	3.75m x 2.00m	10'4" x 6'10"
Living/Dining Room	5.39m x 4.58m	17'8" x 16'2"
Bedroom	4.52m x 3.05m	14'10" x 10'0"

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) A		
(81-91) B	82	82
(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	

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