

Valencia Tower, Bollinder Place, Old Street, EC1V

Asking Price: £625,000

Benham & Reeves

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1 Bedroom 1 Bathroom Leasehold

A stunning one bedroom apartment on the 25th floor of the iconic development known as 250 City Road.

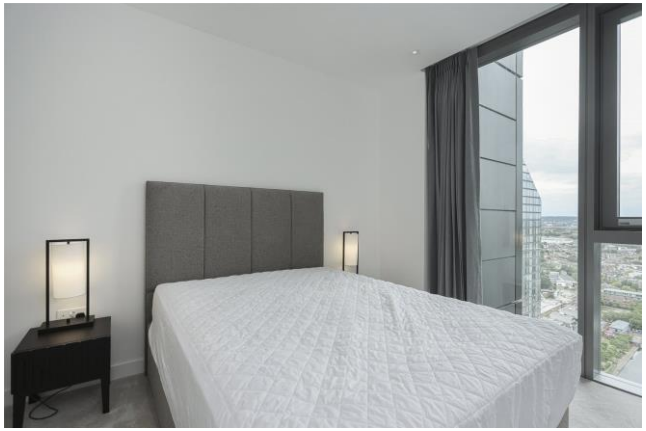
This well-proportioned apartment comprises one double bedroom with fitted wardrobes, a large open-plan kitchen/reception room with additional storage, a beautiful balcony and a modern bathroom. The apartment spans an approximate 518 square feet, perfect for residential buyers or investors.

Located in the heart of zone 1 and within easy reach of Old Street, the City and Shoreditch, 250 City Road is a landmark development designed by world-renowned architects Foster & Partners.

Five-star facilities at the development include a 24-hour concierge, gym, spa, pool, and residents' lounge. The development itself is surrounded by 1.9 acres of Wi-Fi-enabled green spaces, cafes, and restaurants.







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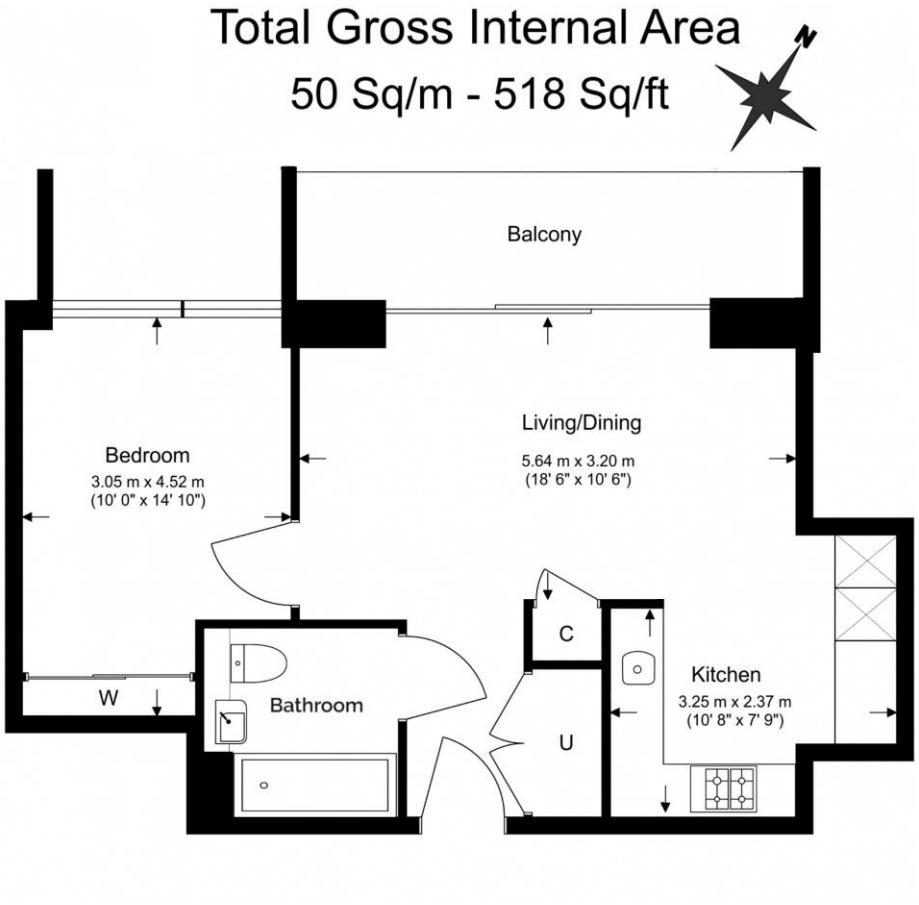




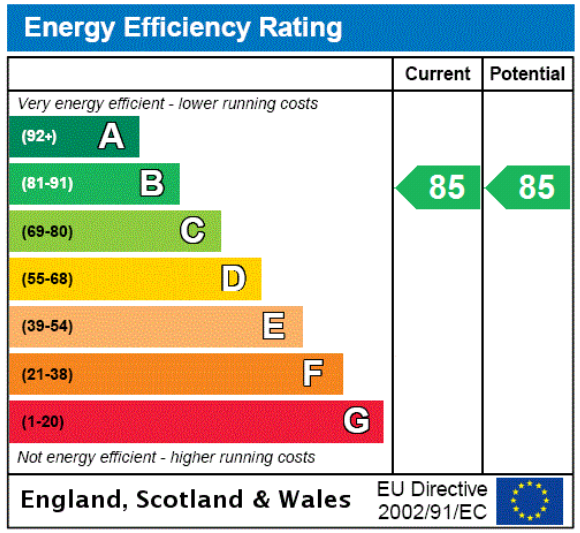
Property Features:

- One Bedroom
- One Bathroom
- 25th Floor
- Private Balcony
- 24 Hour Concierge
- Residents' Gym
- Spa & Swimming Pool

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£625,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 991 Years Remaining
Ground Rent:	£500.00 (per annum) For the year 2026
Service Charge:	£5,359.87 (per annum) For the year 2025
Anticipated Rent:	£3,300.00 pcm Approx. 6.3% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250018

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