

250 | CITY  
ROAD  
LONDON EC1

# VALENCIA TOWER

*The Penthouse Collection*

Berkeley  
Designed for life



# VALENCIA TOWER

## *The Penthouse Collection*

Located within walking distance of Old Street and Angel underground stations, these luxury 2 bedroom penthouses redefine modern living. Located on the 34th & 35th floor of Valencia Tower, these luxury homes provide breath-taking panoramic views across the iconic London skyline.







MOVE  
IN NOW!



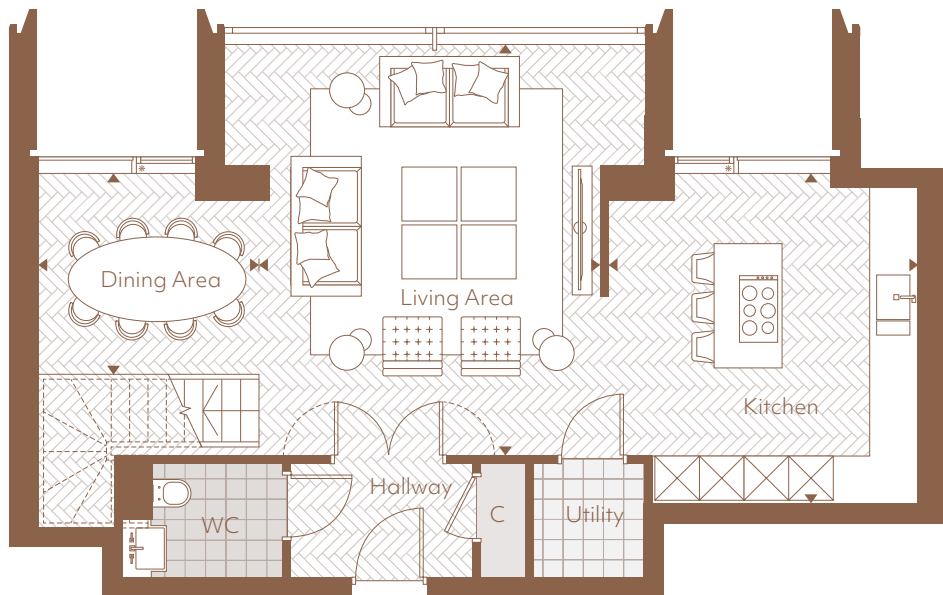


VIEWS TOWARDS REGANTS CANAL

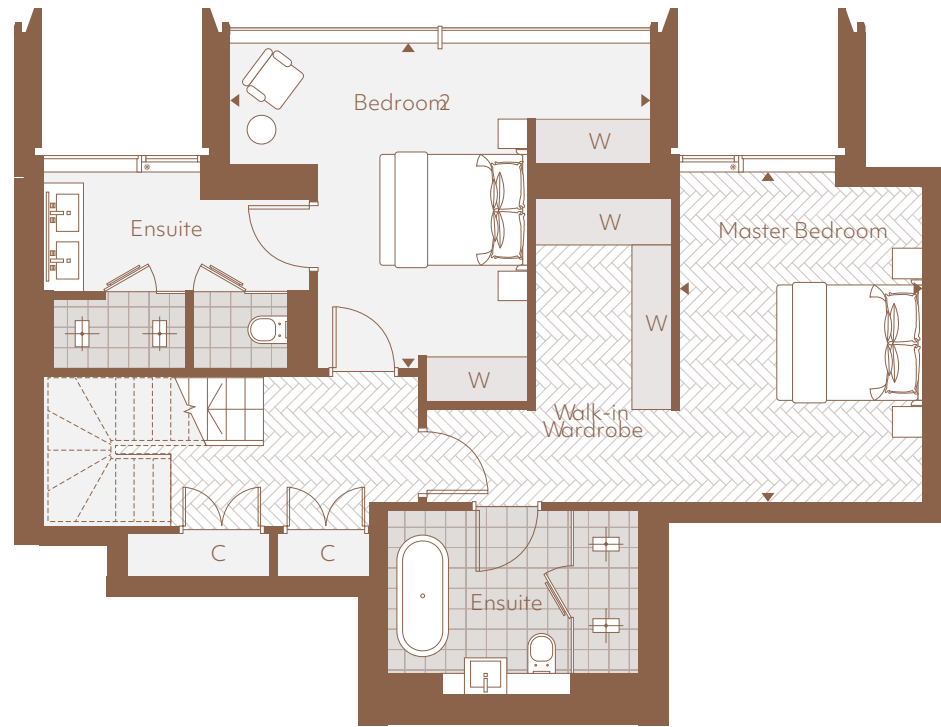
Scan for Showhome Video



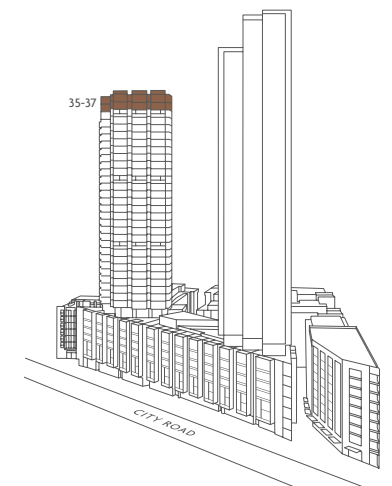
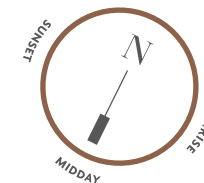
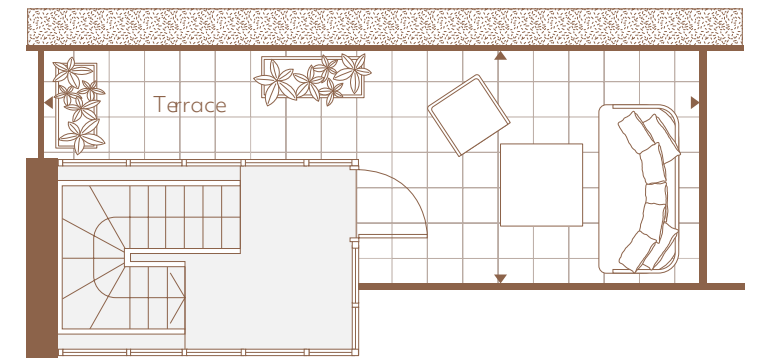
LEVEL 35



LEVEL 36



LEVEL 37



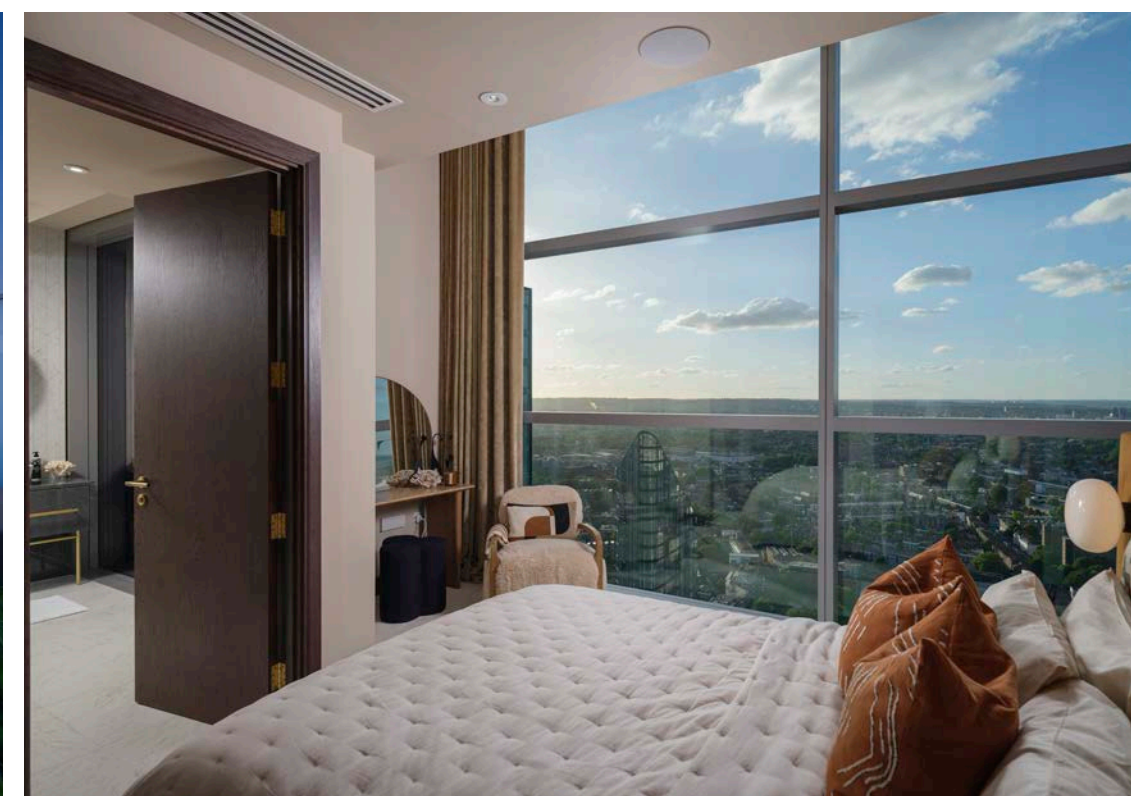
# Penthouse 35.02

TOTAL AREA			Price: £3,045,000		
152 SQ.M					
1,636 SQ.FT					
Level 35			Level 36		
Kitchen	4.58m x 4.43m	15'0" x 14'6"	Master Bedroom	4.49m x 3.33m	14'8" x 10'11"
Living Area	5.56m x 4.10m	18'2" x 13'5"	Bedroom 2	5.69m x 4.47m	18'8" x 14'7"
Dining Area	3.17m x 2.36m	10'4" x 7'8"	Terrace		
			Terrace Area	21 sq.m	221 sq.ft

KEY ◀▶ Depicts Measurement Points C Cloak/Storage U Utility Cupboard W Wardrobe

\* Opening window. Floorplans shown for 250 City Road are for approximate measurements only. Exact layouts, finishes and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Subject to Planning.







# Penthouse 34.01

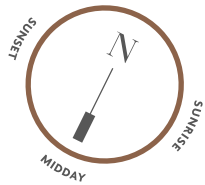
TOTAL AREA      150 SQ.M      1,615 S Q.FT

Level 34

Balcony Area	9 sq.m	97.4 sq.ft
Terrace Area	26.9 sq.m	289.5 sq.ft
Kitchen	4.53m x 2.78m	14'10" x 9'1"
Living Area	6.18m x 4.96m	20'3" x 16'3"
Dining Area	5.48m x 2.13m	17'11" x 6'11"
Master Bedroom	4.20m x 3.69m	13'9" x 12'1"
Walk-in Wardrobe	3.76m x 2.84m	12'4" x 9'3"
Bedroom 2	4.06m x 3.20m	13'3" x 10'5"

Price: £3,475,000

Scan for Showhome Video

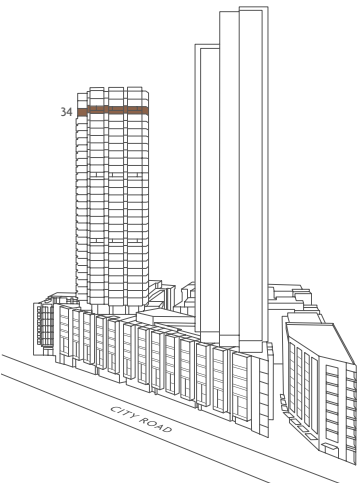


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VIEWS TOWARDS REGANTS CANAL



VIEWS TOWARDS  
CENTRAL LONDON

VIEWS TOWARDS  
THE CITY

VIEWS TOWARDS  
CANARY WHARF







# RESIDENTS' FACILITIES

Wind down after a busy day within the sanctuary of the spa at 250 City Road. Incorporating a 20-metre three-lane pool, Jacuzzi, shower experience, steam and sauna rooms, this is the perfect place for a little rest and relaxation.

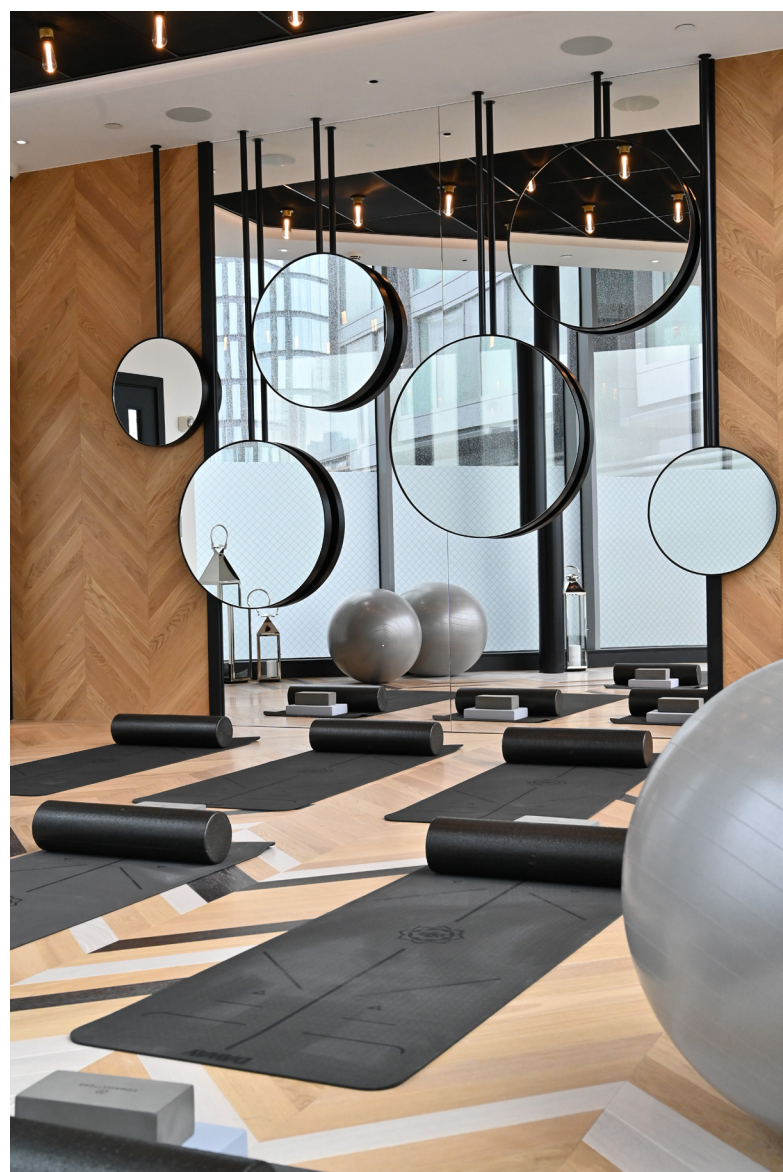






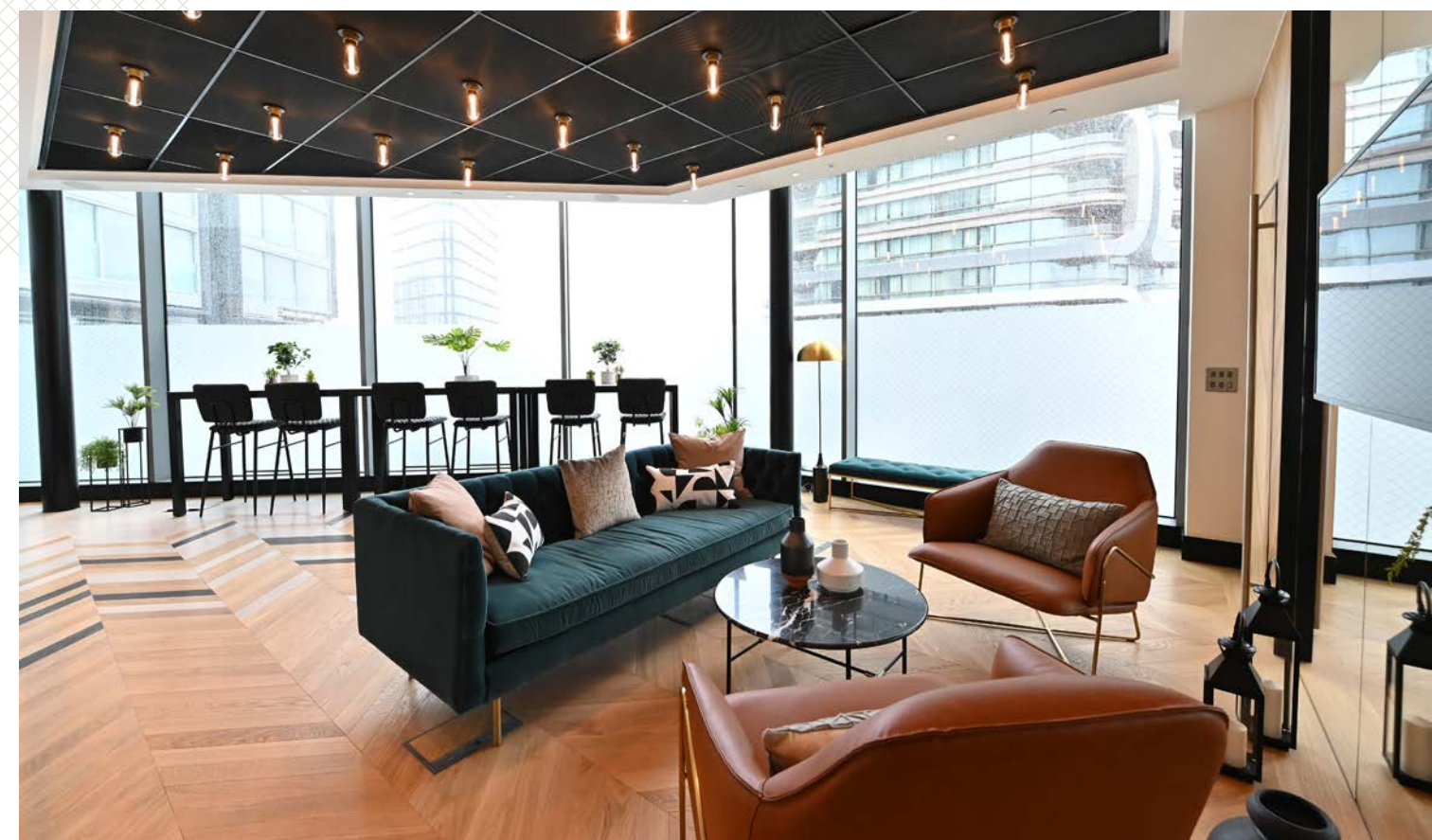
## GYM & TERRACE

State-of-the-art exercise facilities at 250 City Road feature a yoga studio and 7th floor rooftop terrace for those serious about keeping in shape. This fully equipped private gym offers panoramic views over the canal basin.



## RESIDENTS LOUNGE

A stylish and fully equipped space away from the hustle and bustle outside, your residents' lounge is ideal for catching up with work or simply relaxing with the papers.



## BUSINESS LOUNGE

When you want to work outside the office, the business lounge at 250 City Road has everything you need. Hire rooms for meetings or functions and enjoy business services closer to home.



## SCREENING ROOM

The screening room at 250 City Road, the perfect setting to immerse yourself in a good film. All while you relax and unwind in comfortable surroundings.





# GREEN SPACE

The internal landscaped gardens feature 1.9 acres of Wi-Fi enabled public space. With its formal layout and shaded seating areas, it offers a peaceful space to relax and recharge. A true oasis in the City.





# Contact US



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