



Computer generated images of 250 City Road, indicative only.

CONTACT DETAILS:

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 Tel: +44 (0)203 040 6250 Email: 250CityRoad@berkeleygroup.co.uk www.250CityRoad.co.uk

DISCLAIMER
 Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Computer generated images of 250 City Road are indicative only. Lifestyle images are indicative only.



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CITY ROAD
 LONDON EC1

VALENCIA TOWER

APARTMENT 03
FLOORPLAN
 LEVELS 08-33

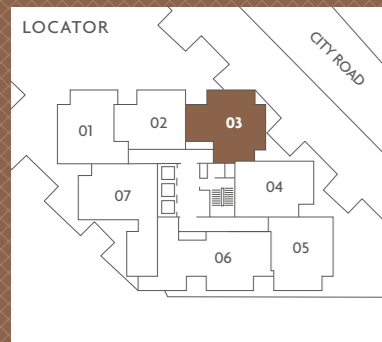
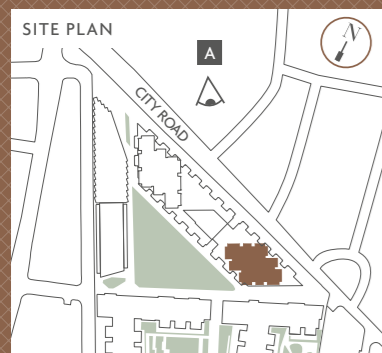
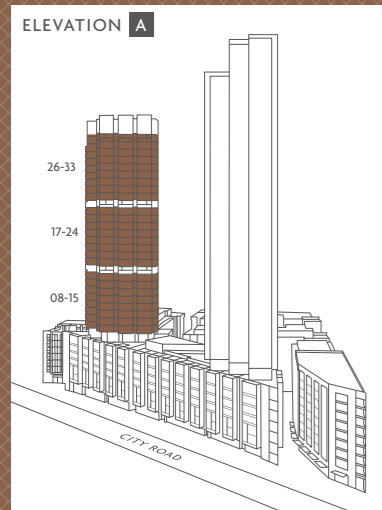
ALTERNATE LAYOUTS

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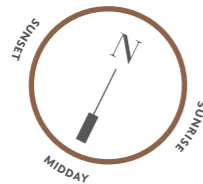
1 BEDROOM APARTMENT

APARTMENT NUMBER
03

LEVELS
08-15, 17-24
& 26-33



ORIGINAL LAYOUT

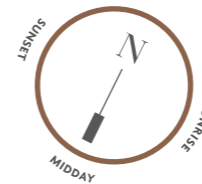


APT. 03	69 SQ.M	742 SQ.FT
Living/Dining/Kitchen	6.16m x 5.95m	20'2" x 19'6"
Bedroom	3.49m x 3.00m	11'5" x 9'10"

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

* Opening window. Floorplans shown for 250 City Road are for approximate measurements only. Exact layouts 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.

PREMIUM OPTION LAYOUT



APT. 03	69 SQ.M	742 SQ.FT
Kitchen	3.44m x 1.85m	11'3" x 6'1"
Living/Dining Room	6.16m x 3.27m	20'2" x 10'7"
Bedroom	3.49m x 3.00m	11'5" x 9'10"
Study	2.81m x 2.48m	9'2" x 8'1"

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CITY ROAD
LONDON EC1

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APARTMENT 04
FLOORPLAN
LEVELS 08-33

ALTERNATE LAYOUTS

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1 BEDROOM APARTMENT

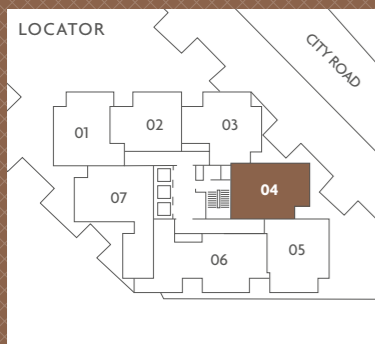
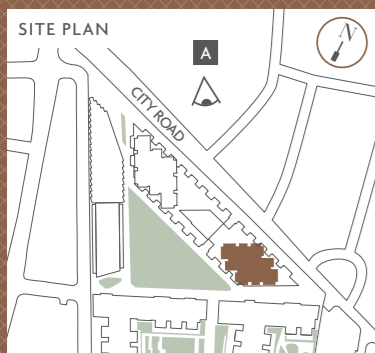
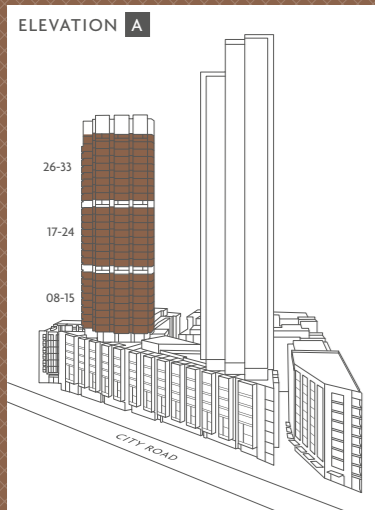
APARTMENT NUMBER

04

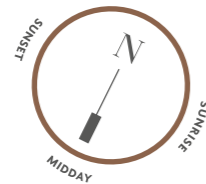
LEVELS

08-15, 17-24

& 26-33



ORIGINAL LAYOUT

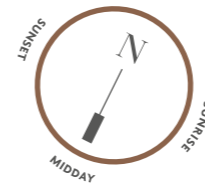


APT. 04	62 SQ.M	667 SQ.FT
Kitchen	2.90m x 2.25m	9'6" x 7'4"
Living/Dining Room	6.18m x 5.20m	20'3" x 17'0"
Bedroom	4.38m x 3.20m	14'4" x 10'6"

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

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PREMIUM OPTION LAYOUT



APT. 04	62 SQ.M	667 SQ.FT
Kitchen	2.90m x 2.25m	9'6" x 7'4"
Living/Dining Room	5.20m x 3.78m	17'0" x 12'4"
Bedroom	4.38m x 3.20m	14'4" x 10'6"
Study	3.24m x 2.46m	10'7" x 8'1"

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

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CITY ROAD
 LONDON EC1

VALENCIA TOWER

APARTMENT 06
FLOORPLAN
 LEVELS 08-33

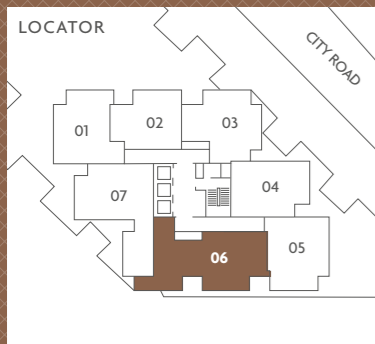
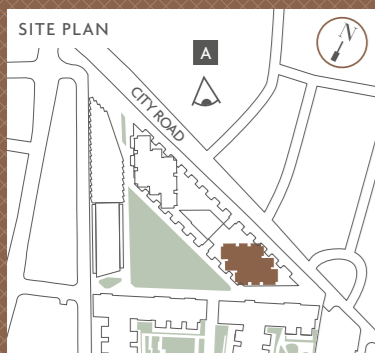
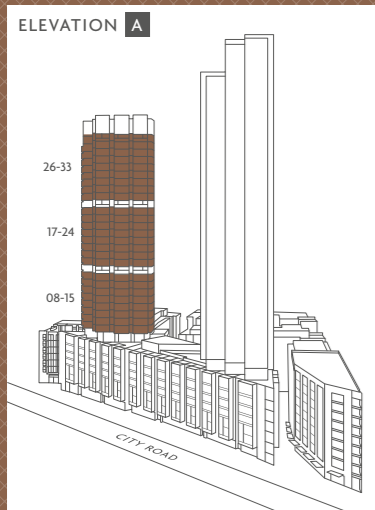
ALTERNATE LAYOUTS

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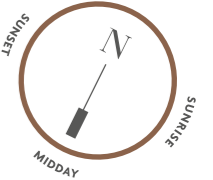
2 BEDROOM APARTMENT

APARTMENT NUMBER
06

LEVELS
08-15, 17-24
& 26-33



VALENCIA TOWER | 250 CITY ROAD LONDON EC1



ORIGINAL LAYOUT

APT. 06	98 SQ.M 1,054 SQ.FT	
Kitchen	3.74m x 2.43m	12'3" x 7'11"
Living/Dining Room	6.34m x 5.26m	20'9" x 17'3"
Master Bedroom	3.70m x 2.88m	12'1" x 9'5"
Bedroom 2	3.89m x 3.19m	12'9" x 10'5"

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PREMIUM OPTION LAYOUT

APT. 06	98 SQ.M 1,054 SQ.FT	
Kitchen	3.74m x 2.43m	12'3" x 7'11"
Living/Dining Room	5.26m x 3.27m	17'3" x 10'9"
Master Bedroom	3.70m x 2.88m	12'1" x 9'5"
Bedroom 2	3.89m x 3.19m	12'9" x 10'5"
Study	3.30m x 2.95m	10'10" x 9'8"

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