

CITY
ROAD
LONDON EC1

City Road

ZONE 1 - PRESTIGIOUS LONDON LIVING

Berkeley
Designed for life

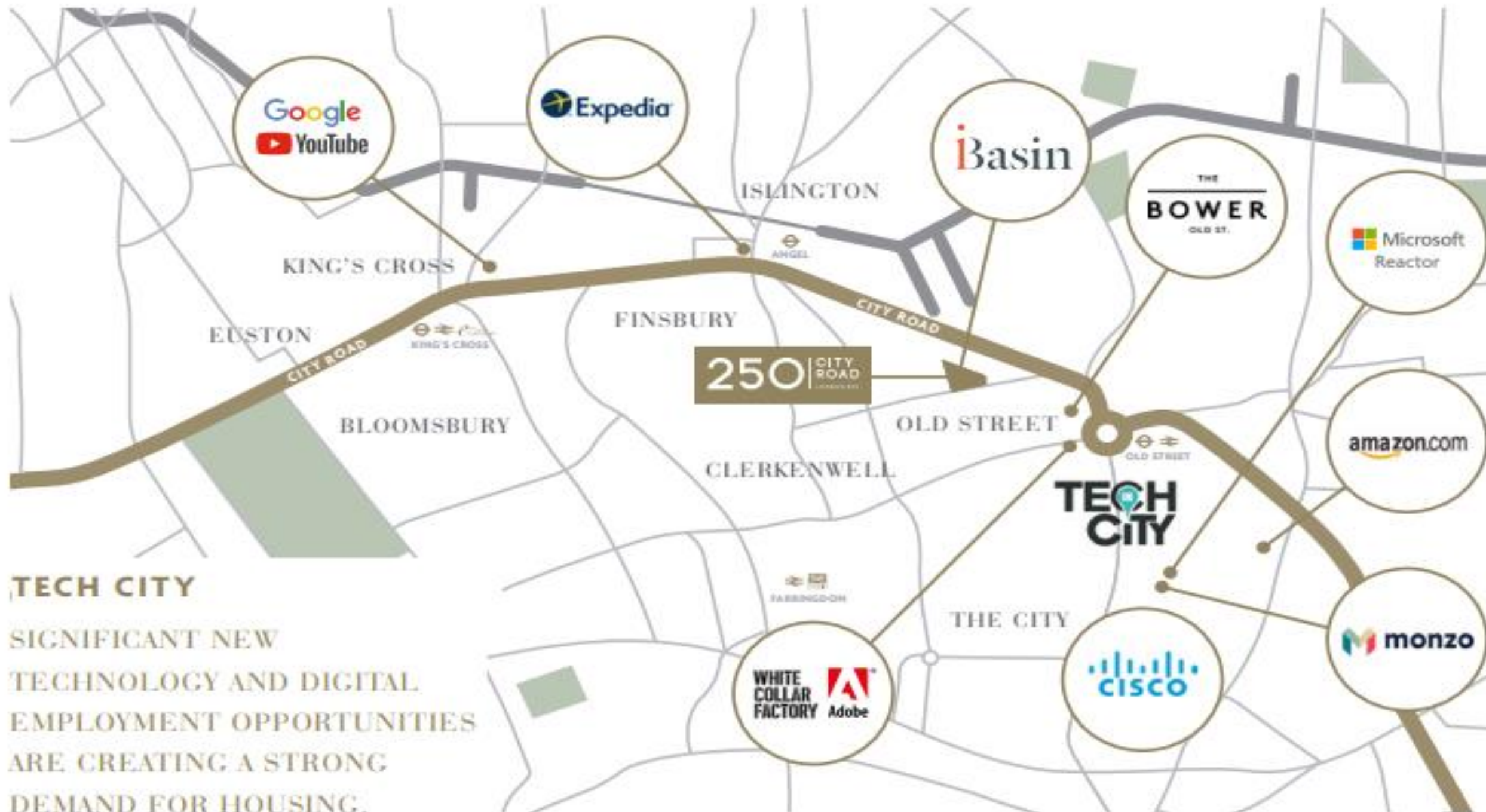
A FANTASTIC
LOCATION



Computer generated image is indicative only (and subject to planning)

ANGEL STATION

TECH START UP CITY



- There are estimated to be some 3,228 registered companies per square km in the EC1V postcode alone.
- Residential property in the Silicon Roundabout walk zone is outperforming wider boroughs and the trend is forecast to continue.
- The Technology and Media sector already accounts for 650,000 jobs in London, and Islington is forecast to have one of the highest rates of job creation in the coming years.
- 250 City Road is located next to Old Street, known as the Silicon Roundabout and the Capital's technology/digital sector hub.
- London is now undisputedly a global technology centre; the digital capital of Europe.
- Google's head office now open in King's Cross, employing 7,000 (approx.) people is a major boost for the demand of residential housing in the local area.

THE CITY

FINANCIAL CENTRE

NUMBER ONE IN EUROPE FOR FINTECH INVESTMENT

250 CITY ROAD
LONDON EC1

THE CITY

TECH CITY

70%

of world top
500 Cooperation

35%

of world
Currency Trading

70%

of intentional
Bond Trading

25k

Companies are in the
'Financial City'

485k

of people on average
work here daily

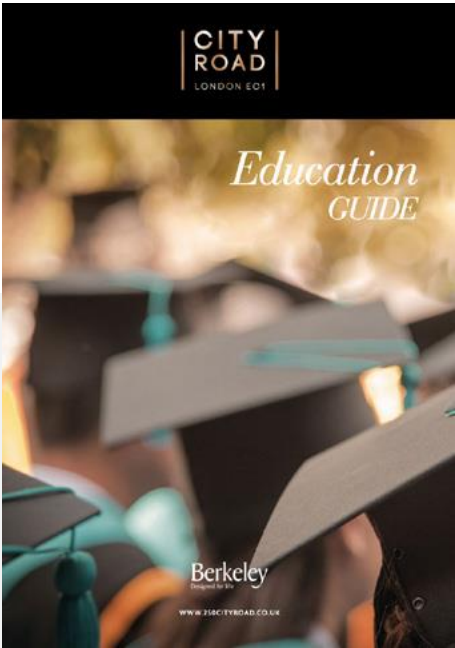
125k

Average salary
per annum

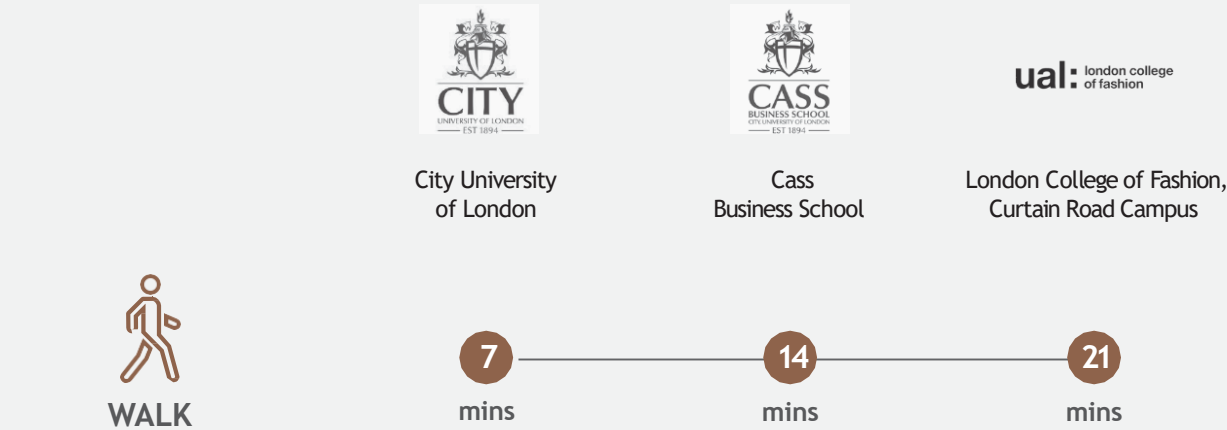
WORLD CLASS OPPORTUNITIES AT

UNIVERSITY

London’s top universities are within easy reach of 250 City Road; with many so close you can go from your living room to classroom in less than half an hour.



DOWNLOAD THE EDUCATION GUIDE



TUBE
Old Street Station



LOCATION AND TRANSPORT LINKS

LOCAL AREA

Original and accessible, at 250 City Road you really are at the heart of everything London has to offer. With the delights of Upper Street or Silicon Roundabout a ten minute walk away, you are perfectly placed for work or play.

- Situated on the edge of Shoreditch, City Road has endless activity on your doorstep within a ten minute walk including hidden bars, unique coffee shops and a flurry of restaurants.
- Regent's Canal runs parallel to the road, offering the chance for a leisurely stroll past the coffee shops, pubs and places of interest that line the route.
- Visit Victoria Miro, showing the work of established and emerging artists from the USA, Europe and Asia in an exhibition space close to the financial heart of London.
- Cultural arts amenities nearby include the Wesley's Chapel, House and Museum of Methodism, Sadler's Wells and the Old Red Lion Theatre.
- Workplaces in the City and central London are just a short walk away, 250 City Road connects Tech City with the cultural attractions of Islington and the city beyond.

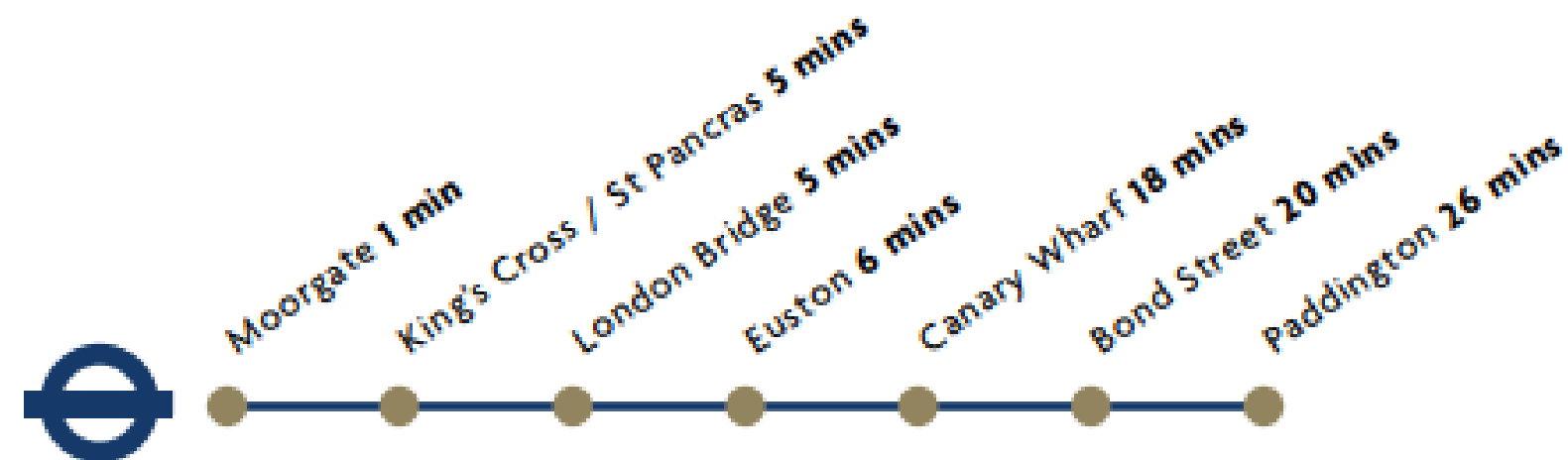
TRANSPORT LINKS

250 City Road is all set to become a hub in its own right. This intersection between the hot spots of Old Street and Angel is also where a busy modern thoroughfare meets the tranquillity of bygone waterways.

- Located in Zone 1.
- Excellent Overground rail links provide immediate access across London and beyond via Old Street, Liverpool Street, Farringdon and King's Cross St Pancras.

- Crossrail connection at nearby Farringdon Station will provide quick access to Tottenham Court Road (2 mins), Canary Wharf (8 mins), Paddington (8 mins) and Heathrow Airport (32 mins).
- Nearest underground stations are Old Street (0.4 mile) and Angel (0.5 mile), both with connections to the Northern Line. King's Cross St Pancras (1 stop from Angel) will provide connections via the Victoria, Circle, Hammersmith & City, Metropolitan and Northern lines as well as National Rail and Eurostar.

UNDERGROUND TIMES FROM OLD STREET STATION



All times are based on travelling at 7.30am on a weekday. Journey times are approximate only. Sources: tfl.co.uk and Google Maps. Lifestyle images are indicative only.

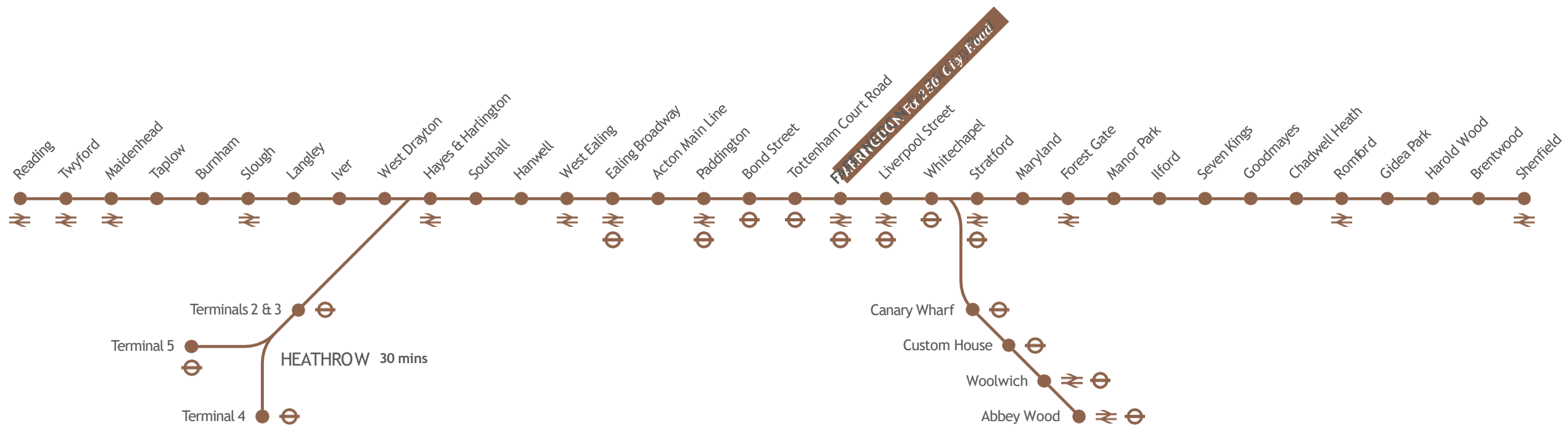
CENTRE OF

CONNECTIONS

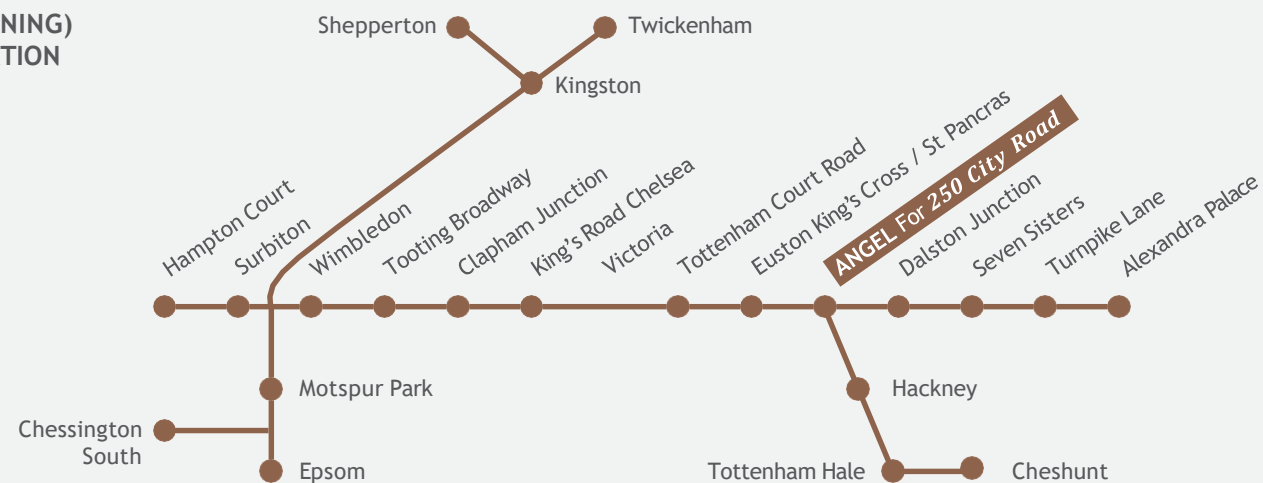
UNDERGROUND TIMES
FROM OLD STREET STATION



CROSSRAIL TIMES FROM
FARRINGTON STATION

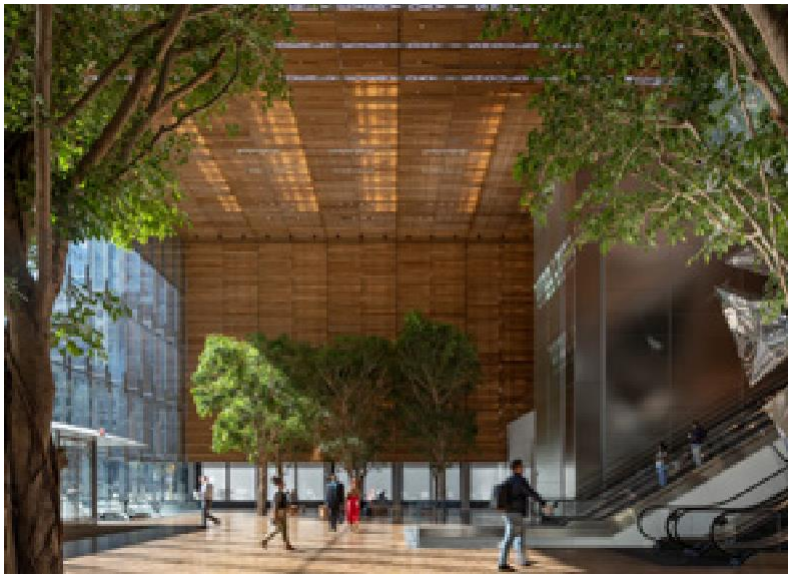


CROSSRAIL 2 (PLANNING)
FROM ANGEL STATION



All times are based on travelling at 7.30am on a weekday. Crossrail from Farringdon is a 1mile walk from 250 City Road. Source: TfL.gov.uk. All times are approximate.

INNOVATIVE
DESIGN



Comcast Technology Center



Foster + Partners



Apple, Regent's Street
LONDON



Beijing International Airport



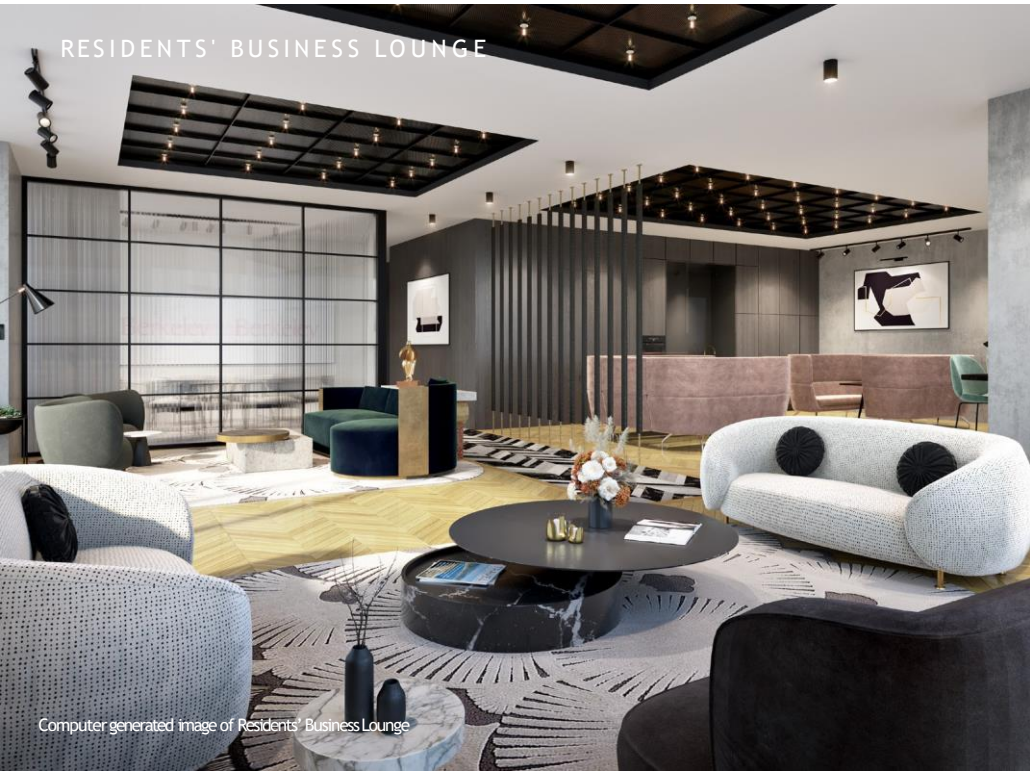
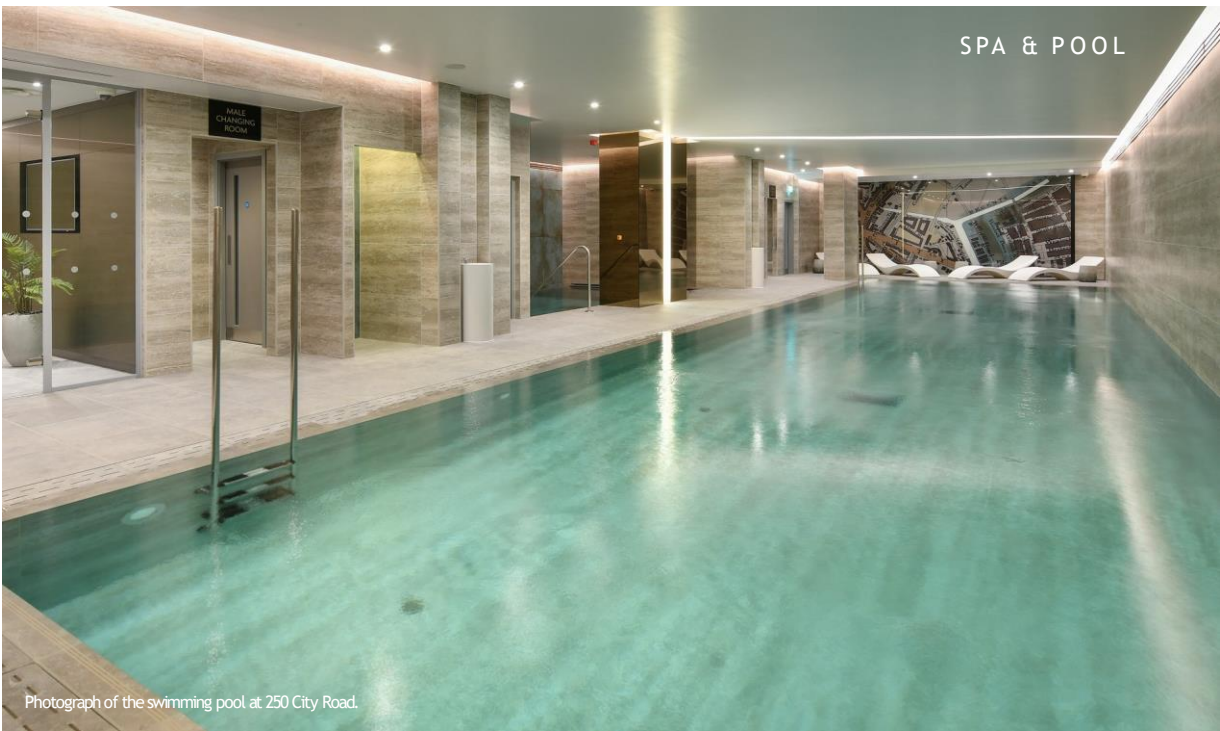
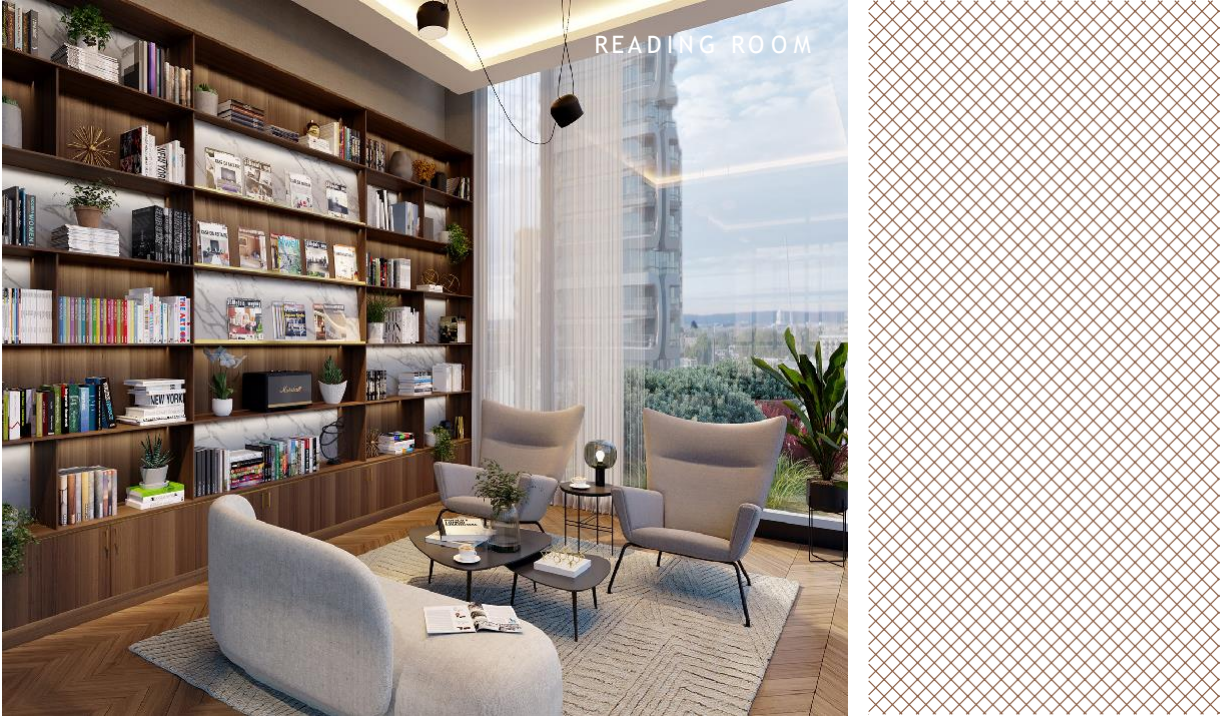
5 STAR

RESIDENTS' FACILITIES

Whether you need an area to work away from the office or prefer to work out a little closer to home, you will find yourself in the ideal surroundings.

Residents can enjoy access to five star facilities from a state-of-the-art gym, yoga studio, indoor swimming pool, games room, spa & treatment room to the sleek business lounge, residents' lounge, screening & karaoke room, 24 hour concierge service and 7th floor rooftop terrace.

[VIRTUAL TOUR OF FACILITIES](#)



ONSITE SPACES

OFFICE, RETAIL & HOTEL



iBasin

LONDON'S MOST DYNAMIC
NEW OFFICE SPACE

78,000 sq ft of Grade A new office space
Approximately 30,000 sq ft retail space

Computer generated image of the iBasin, indicative only.



nhow
elevate your stay

LUXURY 4* HOTEL BY NHOW

- 190 bedrooms
- Restaurant
- Bar
- Fitness suite

PHASE 2 AND PHASE 3

Valencia Tower	Apartments
1 Bed	114
2 Bed	87
3 Bed	5
Valencia Penthouse	Apartments
2 Bed	2
3 Bed	3
TOTAL	224

Siena House	Apartments
1 Bed	18
2 Bed	35
2 Bed Duplex	3
3 Bed	9
TOTAL	65

Vermont House	Apartments
1 Bed	12
2 Bed	47
3 Bed	4

TOTAL	63
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The sitemap is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter layout, building style, landscaping and specification at any time without notice.

GENERAL INFORMATION

GENERAL INFORMATION

LEASE
999 Years

EST. COMPLETION DATE
Valencia Tower Penthouses -
March 2024 - May 2024
Siena House - Q1 2024

Vermont House -
Q1 2024 - Q2 2024

GROUND RENT
Peppercorn

SERVICE CHARGE
Estimated at £6.30/sqft per annum
for apartments

RESERVATION FEE
1Bed - £2,000
2Beds & 3 Beds - £5,000
Apartments over £2million - £10,000

TERMS OF PAYMENT
- Exchange of contracts to take place within
21 days of reservation
- 10% of the purchase price is payable on
exchange of contracts (minus the
reservation fee)
- A. Balance of 90% is payable upon
completion

COUNCIL
Islington

Current Availability

VALENCIA
Remaining 2 Penthouses

SIENA
Remaining 2 apartments

VERMONT
Remaining 9 apartments



Computer generated image of 250 City Road, indicative only.

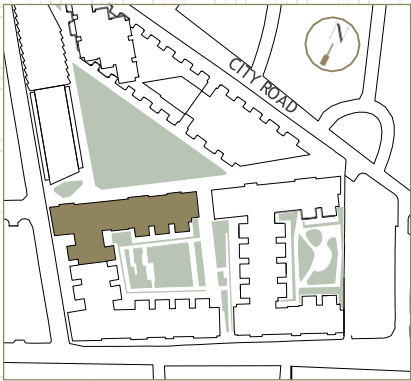
Siena House

Three Bedroom

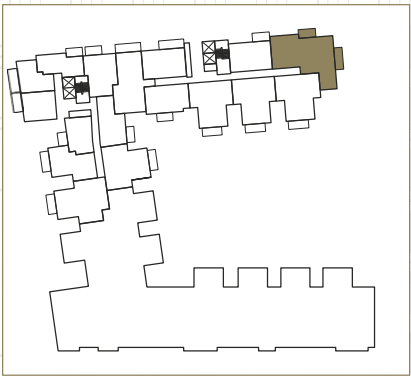
APARTMENTS

APARTMENT NO.
S1.01

SITE PLAN



LOCATOR



APARTMENTS S(1-6).01	110.1 SQ.M	1,185 SQ.FT
Kitchen	2.00m x 4.43m	6' 7" x 14 6"
Living/Dining Room	3.46m x 6.49m	11 4" x 21' 3"
Bedroom 1	3.47m x 5.84m	11 4" x 19 2"
Bedroom 2	3.00m x 4.74m	9' 10" x 15 6"
Bedroom 3	3.75m x 3.37m	12 4" x 11 1"
Balcony 1	5.9 sq m	63 sq ft
Balcony 2	8.1sq m	87 sq ft

KEY

◀▶ Measurement Points C Cloak/Storage U Utility Cupboard S Open Shelf W Provision for Wardrobe

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.



Views over landscaped gardens,
water features and sculptures



Views over
landscaped courtyard

SIENA AND VERMONT HOUSE AVAILABILITY

Vermont House & Siena House								
Apt No.	House	Floor	Unit Area	Balcony Area	Total Area	Aspect / Views Towards	Estimated Rental Yield	Asking Price
1 Bedroom Apartments								
V6.03	Vermont	6	538 Sqft / 50 Sqm	78 Sqft / 7 Sqm	616 Sqft / 57 Sqm	Internal Landscaped Gardens	4.5%	£882,500
2 Bedroom Apartments								
V0.03	Vermont	G	812 Sqft / 75 Sqm	325 Sqft / 30 Sqm	1,137 Sqft / 106 Sqm	Internal Landscaped Gardens	4.3%	£1,214,000
V1.04	Vermont	1	813 Sqft / 75.5 Sqm	78 Sqft / 7 Sqm	891 Sqft / 83 Sqm	Internal Landscaped Gardens	4.3%	£1,226,500
V1.05	Vermont	1	806 Sqft / 75 Sqm	75 Sqft / 7.4 Sqm	884 Sqft / 82 Sqm	Internal Landscaped Gardens	4.3%	£1,214,000
V1.08	Vermont	1	810 Sqft / 75 Sqm	80 Sqft / 7.4 Sqm	890 Sqft / 83 Sqm	Internal Landscaped Gardens	4.3%	£1,226,500
V2.04	Vermont	2	813 Sqft / 75.5 Sqm	78 Sqft / 7 Sqm	891 Sqft / 82.8 Sqm	Internal Landscaped Gardens	4.1%	£1,239,000
V2.06	Vermont	2	810 Sqft / 75 Sqm	78 Sqft / 7 Sqm	888 Sqft / 82 Sqm	Internal Landscaped Gardens	4.3%	£1,226,500
V3.05	Vermont	3	806 Sqft / 75 Sqm	75 Sqft / 7.4 Sqm	884 Sqft / 82 Sqm	Internal Landscaped Gardens	4.3%	RESERVED
3 Bedroom Apartments								
S1.01	Siena	1	1,185 sqft / 110 sqm	150 sqft / 14 sqm	1,335 sqft / 124 sqm	Main Piazza and Internal Landscaped Gardens	4.7%	£1,702,500

Disclaimer – The above prices are correct at the time of distribution. However, Berkeley Homes reserves the right to increase prices without prior notification.

DISCOVER 250 CITY ROAD

ON YOUR PHONE

Explore everything there is to offer at 250 City Road ALL in one place.



SCAN USING A QR APP
ON YOUR PHONE



EXPLORE 360



SITEMAP



LANDSCAPING



FILM