

250 | CITY  
ROAD  
LONDON EC1

# VALENCIA TOWER

Berkeley  
Designed for life



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250 CITY ROAD

250 | CITY ROAD  
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250 CITY ROAD

# LIVING WITH DISTINCTION



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250 CITY ROAD

*Situated in the heart of Zone 1, 250 City Road is within walking distance of Old Street and Angel. Every room has a view – with residences on the upper floors offering a spectacular panorama of the Capital. Outside, 1.9 acres of beautifully landscaped green spaces and secluded courtyards create a sense of calm, connected and contemporary living.*

*Stunning 1, 2 and 3 bedroom apartments and penthouses surround the central plaza that will play host to cafés, restaurants, retail outlets and creative workspaces. Public areas are fully Wi-Fi enabled, while residents can enjoy five-star facilities from a state-of-the-art gym, indoor pool and spa, to the business lounge, residents' lounge, 24-hour concierge service and 7th floor rooftop terrace.*

*With everything on your doorstep there is no need to go far to find what you are looking for.*



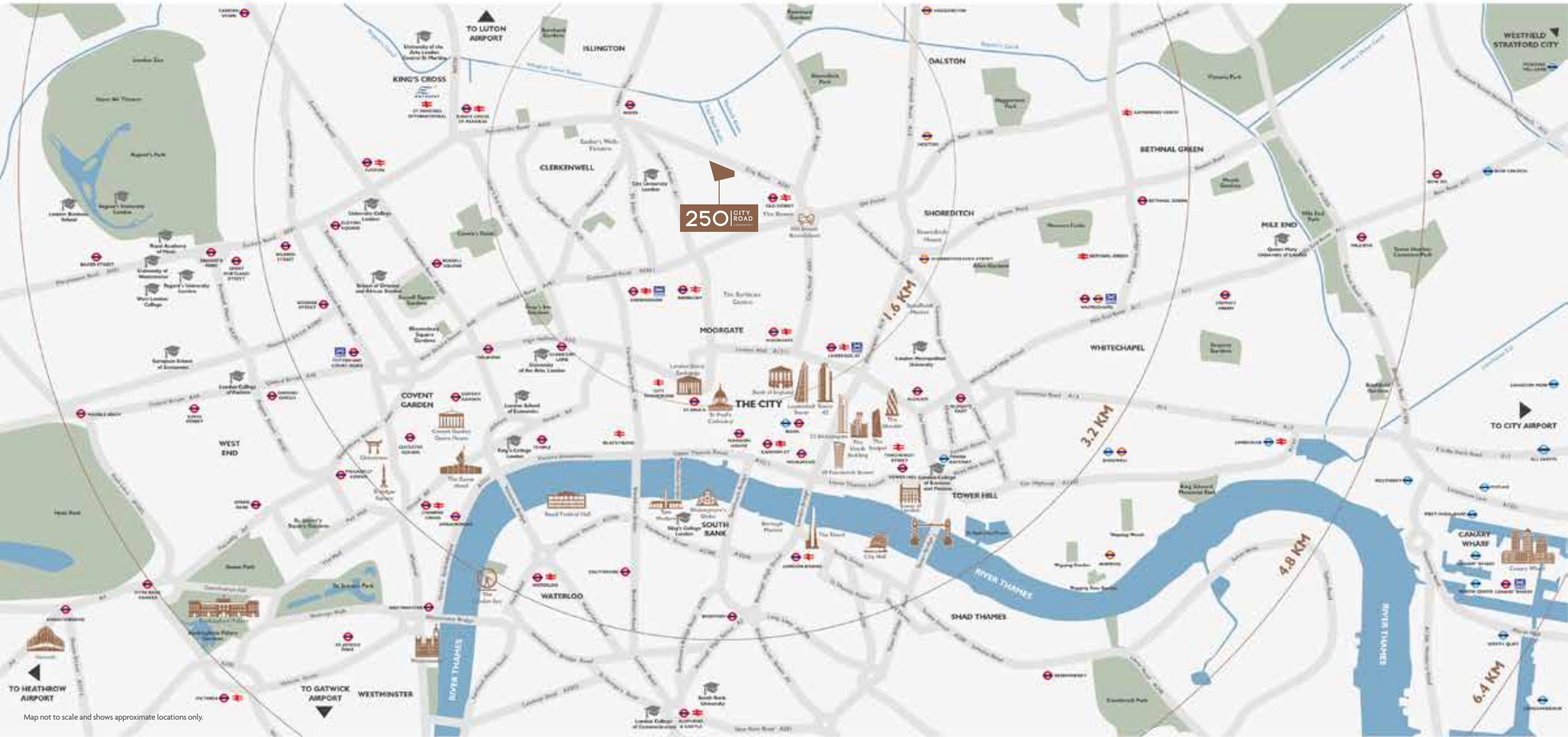


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250 CITY ROAD



Map not to scale and shows approximate locations only.





## ARCHITECTURE

## CITYSCAPE

*Offering breathtaking views, Valencia Tower rises above its surroundings to bring the Capital to your door.*

Workplaces in the City and central London are just a short walk away, and beyond the tenth floors of the two towers a panorama of London opens up before you.

Whether north west towards Angel or south east towards Old Street, the seamless link with the City continues at street level. Each tower nestles beside

the adjacent buildings to provide welcoming pedestrian avenues that lead onto the wide central plaza.

These integral residential towers effortlessly connect the extensive public parkland with the courtyards and gardens that lie between City Road and the quiet residential streets behind.





## ARCHITECTURE

“

250 City Road successfully marries intricate low rise architecture, which carefully responds to the streetscape and urban realm, with impressive high rise towers responding to the wider city context. This has created places to live and work with a human scale whilst also defining a landmark destination.

**Giles Robinson** *Partner, Foster+Partners*

Rising 36 storeys above landscaped public gardens, Valencia Tower is one of the signature apartment buildings at 250 City Road and boasts 3 levels of stunning penthouse apartments towards the apex.

The exterior architecture and interior designs share the same design-led approach. Apartments at the base enjoy a natural stone façade complemented by aluminium windows. The tower above follows the same window designs as well as complementary anodised aluminium panels. The overall effect is a breathtaking addition to this visionary new neighbourhood.

**Foster + Partners**

Computer enhanced image of Valencia Tower, indicative only.



Computer generated image of 250 City Road, indicative only.



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THE VISION

THE VISION

## INNOVATIVE DESIGN

“

Our vision for 250 City Road has always been one of transformation – regenerating an existing location to fulfil its true potential. To do this, Berkeley has teamed up with world-renowned architects Foster+Partners to create an entirely new destination for London. By working together from the outset, as a collective, we have been able to create something truly special and make the vision a reality.

*Foster+Partners’ design for 250 City Road is for a new quarter that incorporates a mix of uses you would expect in any thriving community. Unique places to live and work combine effortlessly through well considered landscape with new retail premises, while the two elegant residential towers fit perfectly into the architectural surroundings.*

*The apartments are designed from the ‘inside-out’ to ensure privacy while maximising daylight and the extensive views across the Capital.*

**Foster + Partners**





LANDSCAPE DESIGN

## OPEN SPACES

*Outside space takes on a whole new dimension at 250 City Road. A central plaza surrounds verdant parkland sculpted by award-winning landscape architects Murdoch Wickham, and potted with mature trees, water features and wildflower beds. Bustling cafés and restaurants will open out onto the walkway that rings this ecologically diverse scenery complete with beautiful works of public art, by award-winning artist Ian Rank-Broadley. He has recently been commissioned to create an official memorial statue of Diana, Princess of Wales, at Kensington Palace.*



THE CENTRAL PLAZA  
IS WI-FI ENABLED

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LANDSCAPE DESIGN



Computer generated image of 250 City Road, indicative only.



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## GREEN SPACES

*Valencia Tower rises up beside a beautiful scene of landscaped open gardens filled with mature trees and flowers as well as specially commissioned public works of art.*

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LANDSCAPE DESIGN





Entrance to Regent's Canal Dock, 1828



Regent's Canal, London, 1905



City Basin, 1835

*'Up and down the City Road,  
In and out the Eagle,  
That's the way the money goes,  
Pop goes the weasel.'*

Popular nursery rhyme, by Anonymous



A RICH HISTORY

## CANAL LIFE

*Historically, the site was part of the Regent's Canal, which at its peak formed one of the most important centres in London for inland freight.*

The Basin Head, which presently ends on the northern side of City Road, extended beneath City Road, forming a bridge, and terminated within the site. Although the historic basin was filled in the 1950s, the City Road bridge that spanned it was retained and covered over. As a consequence, the current ground level for 250 City Road and Basin Head opposite are almost 3.5m below the height of City Road.





Ian Rank-Broadley is one of the foremost figurative sculptors working in the country today. As well as works in private collections, his sculptures are on display at the British Museum, National Portrait Gallery, Staatliche Museen in Berlin, Fitzwilliam Museum in Cambridge and St Paul's Cathedral to name a few. Ian Rank-Broadley was granted the Freedom of the City of London in 1996. He is a Liveryman of The Worshipful

Company of Goldsmiths' and also a Fellow of the Royal British Society of Sculptors.

With his effigy of HM The Queen used on all UK and Commonwealth coinage since 1998, he has furthermore been commissioned recently by HRH The Duke of Cambridge & HRH The Duke of Sussex to sculpt the memorial to their late mother Diana, Princess of Wales for Kensington Palace.

“

It is not often that a sculptor gets an opportunity to create three related works of sculpture. Berkeley Homes has created a unique opportunity to commemorate the working lives of the men and women who worked the canals and barges of the last century... in times of peace and war... we as modern citizens appreciate and value that rich heritage. It is my intention as the sculptor to portray the working lives of these people with dignity and create a lasting tribute that acknowledges the contribution they made. Bronze will last a thousand years or more, and so will the memory of the canals.

Ian Rank-Broadley speaking about the three commissions at 250 City Road

Working Horse and Canal Worker  
Size 2m x 5m



Barge Lady  
Size 1.8m



Dockers  
Size 1.7m



## LANDSCAPE SCULPTURES

## SCENE CHANGE

*Inspired by canal life, artist Ian Rank-Broadley has captured the unique history of the area with three new, highly visible sculptures for 250 City Road. His worn bronze sculptures depict familiar scenes from the waterway while acting as wayfinders that guide visitors through the new neighbourhood.*

The first piece rises some 1.7 metres high beside the all-new 4\* star nhow hotel. Interpreting the experiences of the dockers who once worked here, this eye-catching installation serves to draw onlookers into the expansive central plaza. Alongside the canal-like waterway

at the centre of the plaza, a just-under two metre high Barge Lady references the inimitable heritage of the site. Beside City Road, the third piece in this series of magnificent sculptures, the horse, completes the historical allusion in Ian Rank-Broadley's signature style.



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Computer generated image of 250 City Road, indicative only.

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LIFE AT 250 CITY ROAD

LIFE AT 250 CITY ROAD

## A NEW DESTINATION

*250 City Road goes beyond everyday expectations. As you make your way through 1.9 acres of beautifully landscaped Wi-Fi enabled public realm, the captivating open spaces that characterise this new quarter, you will discover new shops, cafés and restaurants – all within just a few steps of your front door.*

*Three floors of versatile cutting edge office space, iBasin is ideal for forward thinking companies in a prime London location. This is the perfect balance between comfort and functionality.*

24-HOUR CONCIERGE

FITNESS & WELLBEING

SPA & POOL

BUSINESS & RESIDENTS' LOUNGES

PUBLIC ART

LUXURY 4\* HOTEL BY NHOW

75,000 SQ FT OF OFFICE SPACE

RESTAURANTS & RETAIL





## LUXURY 4\* HOTEL BY NHOW

*After finding a home in Marseille, Berlin, Santiago, Rotterdam and Milan, the nhow hotel finally arrives in the UK at the entrance of 250 City Road. Opening in Early 2020 with 190 bedrooms, a restaurant, bar and fitness suite, this 4\* hotel will blend international style with local cosmopolitan character, offering an unconventional and unique experience.*



Taking inspiration from the industrial past and technological future of the area, nhow presents 'Old London Reloaded' as the concept of this new destination and hotspot for visitors to the city.

Computer generated image of nhow Hotel, indicative only.



*Amsterdam*  
Opening 2019

*Berlin*

*Frankfurt*  
Opening 2021

*London*  
Opening 2020

*Marseille*

*Milan*

*Provence*

*Rotterdam*

*Santiago*

**nhow**  
elevate your stay

*Taking its inspiration from the most avant-garde cities in the world and designed by the most creative minds of the moment, nhow is both a hotel and an explosion of inventiveness occupying one single space.*

*The brand's expressiveness knows no bounds. It stimulates, inspires, surprises.*

*nhow is alive...*



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## LONDON'S MOST DYNAMIC NEW OFFICE SPACE

*iBasin offers up to 75,000 sq ft of contemporary office space overlooking the City Road Basin. Situated at a pivotal point between Old Street, Angel and Clerkenwell, iBasin marks the next stage in City Road's transformation into one of London's most exciting new neighbourhoods in the heart of Tech City.*



Photograph of iBasin reception area.

iBasin



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LIFE AT 250 CITY ROAD



Computer generated image of the iBasin, indicative only.





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LIFE AT 250 CITY ROAD

Photograph of 250 City Road concierge.

## CONCIERGE

*Available 24 hours a day, seven days a week, the concierge desk at 250 City Road is on hand to help you or your guests with any special requirements. From restaurant reservations to ordering taxis and taking deliveries, make your request any time of the day or night.*





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LIFE AT 250 CITY ROAD



Photograph of the residents' gymnasium at 250 City Road.

## FITNESS & WELLBEING

*State-of-the-art exercise facilities at 250 City Road feature a 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.*



Photograph of the residents' yoga studio at 250 City Road.

GYM  
FITNESS STUDIO  
YOGA STUDIO



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LIFE AT 250 CITY ROAD



Photograph of the swimming pool at 250 City Road.

## SPA & POOL

*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.*





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Photography of the residents' business lounge.

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LIFE AT 250 CITY ROAD

## BUSINESS & RESIDENTS' LOUNGES

*When you want to work away from the office, you can still keep everything professional at 250 City Road. Our premium business and residents' lounges offer a wide range of essential services. These include an exclusive room hire for meetings and private functions.*







INTERIOR DESIGN

## PLACES TO ENTERTAIN

*Open plan living offers room to breathe at 250 City Road. Behind the door to every apartment, generous floor space leads onto intimate, private rooms that have been brought to life by Berkeley's team of in-house designers. Inspired by the intersection of the popular destinations of Shoreditch, Hoxton and Islington, the three colourways in the expansive living areas effortlessly connect each home to the local surroundings.*

“

The interiors at 250 City Road are creative, spacious, light and elegant. Our passion for creating unique apartments has been showcased in this exemplary development.



## KITCHENS

*The kitchen is often the heart of the home and it is no different at 250 City Road. Here the interior designers have focused all their attention on the fine details and included contrasting features to create a completely unique space. The distinctive surrounds stand out alongside elegant marble effect work surfaces and a monochromatic palette with its quirky brass accents. The result is a triumph of practicality and persona.*





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INTERIOR DESIGN



Computer generated image of the master bedroom in a typical 2 bedroom apartment at 250 City Road, indicative only.

## BEDROOMS

*Plentiful floor space and industrial finishes are the defining characteristics of bedrooms at 250 City Road. Bespoke, floor-to-ceiling wardrobes with feature handles and room for full-width hanging rails help maximise the space in which to unwind.*



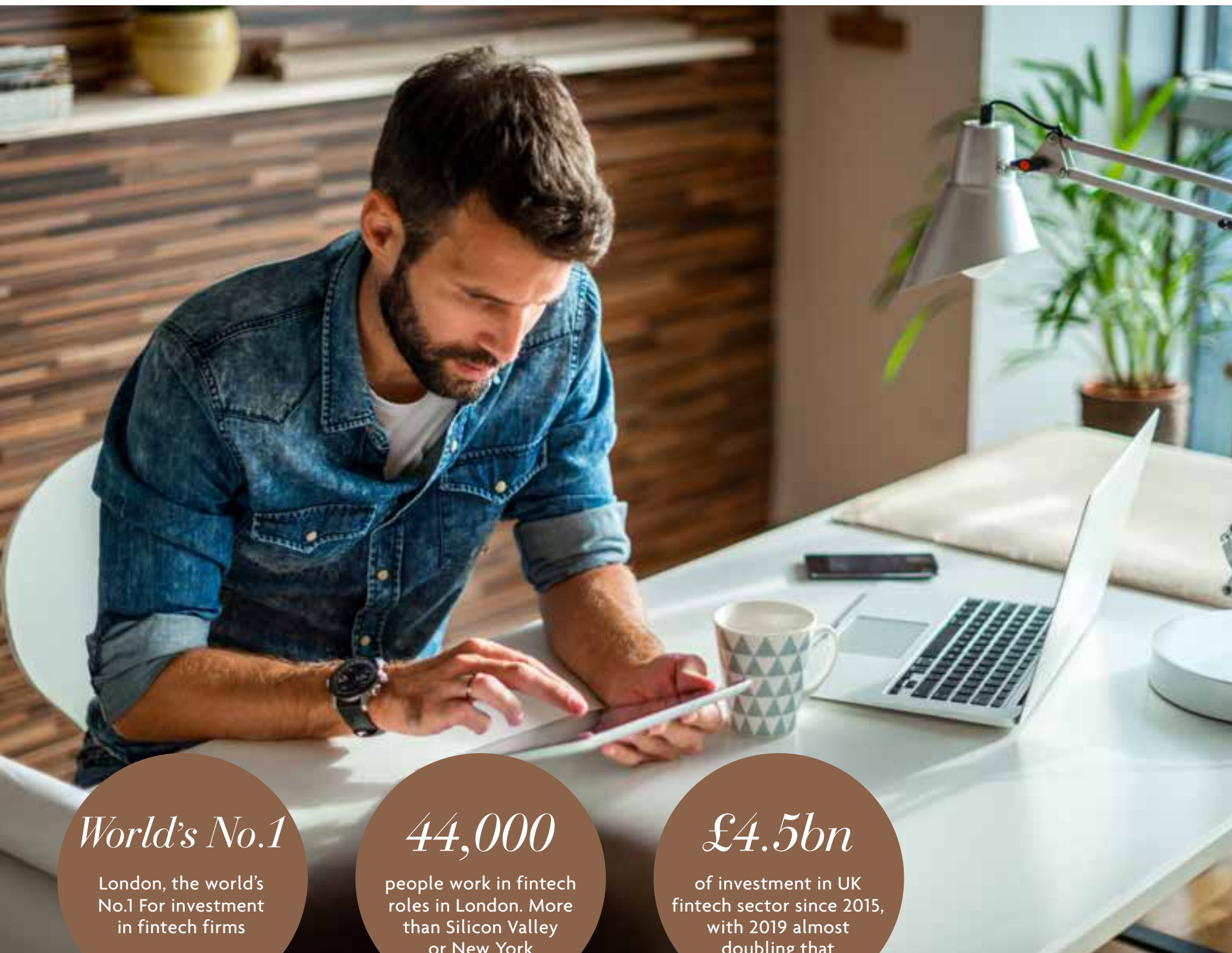


## BATHROOMS

*Taking their cue from the stylish kitchens, bathrooms at 250 City Road also make more of a statement of sophistication. Elegant marble tones are offset by matt metal and brass finishes that introduce subtle industrial elements. The minimalist style of the brushed black fixtures and clean lines is set against flashes of traditionalism in the herringbone feature tiling. All of which is stirred by the area's industrial aesthetic, which gives these spaces an altogether more cultured appeal.*







*World's No.1*

London, the world's  
No.1 For investment  
in fintech firms

*44,000*

people work in fintech  
roles in London. More  
than Silicon Valley  
or New York

*£4.5bn*

of investment in UK  
fintech sector since 2015,  
with 2019 almost  
doubling that  
of 2018

## TECH CITY

*The area around 250 City Road has always been a leading technology and financial services centre. Every hour, a new tech business is established in London. In fact, over the last decade and outside of the United States, the Capital has become the focus of the tech and digital world. Right now, it is also fast becoming an elite global hub of fintechs and the world's number one destination for investment in fintech firms.*

*Aptly named Silicon Roundabout, its close proximity to 250 City Road, the Capital's financial Square Mile and tech giants like Facebook, Google, Amazon and YouTube, make this one of the most sought after and attractive global Capital locations for a new generation of influencers and inspirers.*



Computer generated image of the regeneration of Old Street Roundabout, indicative only.



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WELCOME TO THE NEIGHBOURHOOD

## KING'S CROSS



## ANGEL

ticketmaster



GOCARDLESS



AltLaw



250 CITY ROAD LONDON EC1

DUGGAN MORRIS

iBasin

## SHOREDITCH



wipro digital



wework

L.K.Bennett London



OLD STREET ROUNDABOUT

CAPCO

rise london

TEA

stripe



R/GA

amazon.com



maxus

monzo

Bloomberg



## THE CITY



## CLERKENWELL

Zaha Hadid



ALEXANDER MQUEEN



ALLFORD HALL MONAGHAN MORRIS

OLD STREET

## FARRINGDON



KARMARAMA



GREY

lastminute.com

## LOCAL TECH & CREATIVE BUSINESSES

Clustered around Silicon Roundabout, startups rub shoulders with established tech giants as well as a raft of creative businesses. Agencies, architects and even fashion boutiques are headquartered in an area that has quickly come to play a key role in the UK's post-industrial economy.



## GASTRONOMY & REVELRY

*From established culinary names to pop-up gastronomy, café culture to simple street food, everything is close at hand from 250 City Road. Simply step outside your door and a world of delights awaits.*





ON THE MOVE

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 10-minute walk away, this is the perfect destination to set out on foot to explore both the historical and the here-and-now.



**WALK**  
From 250 City Road to Tube and Overground stations

- Old Street  
8 mins
- Angel  
10 mins
- Shoreditch  
15 mins
- Farringdon  
16 mins
- Hoxton  
19 mins
- Moorgate  
23 mins
- Liverpool Street  
25 mins



**CYCLE**  
From 250 City Road

- Angel  
5 mins
- Liverpool Street  
10 mins
- King's Cross/  
St Pancras  
11 mins
- Bond Street  
23 mins
- Canary Wharf  
33 mins
- Paddington  
38 mins



**UNDERGROUND**  
From Old Street Station

- Moorgate  
1 min
- King's Cross/  
St Pancras  
5 mins
- London Bridge  
5 mins
- Euston  
6 mins
- Canary Wharf  
18 mins
- Bond Street  
20 mins
- Paddington  
26 mins



**TRAIN**  
From Old Street Station

- Moorgate  
4 mins
- Highbury & Islington  
5 mins
- Finsbury Park  
14 mins
- Alexandra Palace  
19 mins



**AIRPORTS**  
From Old Street Station

- London City  
30 mins
- London Luton  
51 mins
- London Gatwick  
58 mins
- London Heathrow  
(Terminals 2 & 3)  
59 mins
- London Heathrow  
(Terminal 4)  
1 hr 5 mins
- London Stansted  
1 hr 8 mins



© Transport for London. Registered licence number 18/S/3341/P  
All times are based on travelling at 7.30am on a weekday. Crossrail from Farringdon is a 1 mile walk from 250 City Road. Source: TfL.gov.uk. All times are approximate.

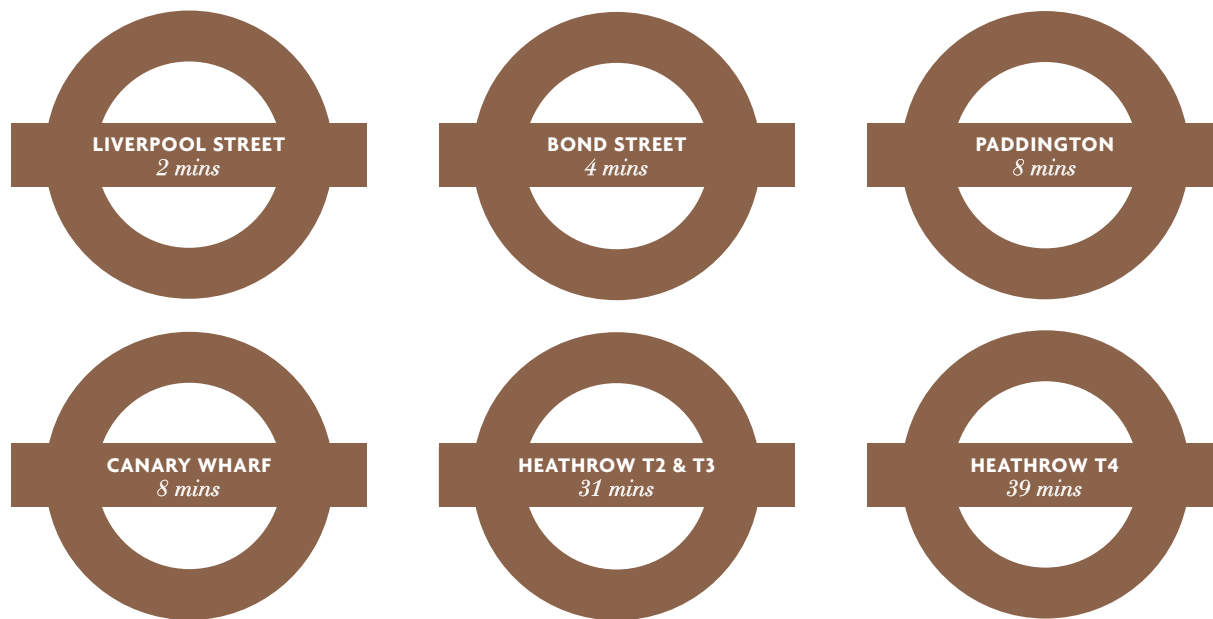




## IMPROVED CONNECTIVITY

*The Capital is undergoing something of a transport transformation with Crossrail connecting Heathrow via central London and out beyond east London. Located a 16 minute walk away; Farringdon is the closest station to 250 City Road and from there, journey times are just a few minutes to the West End and less than an hour to either end of the line.*

### CROSSRAIL TIMES FROM FARRINGDON STATION



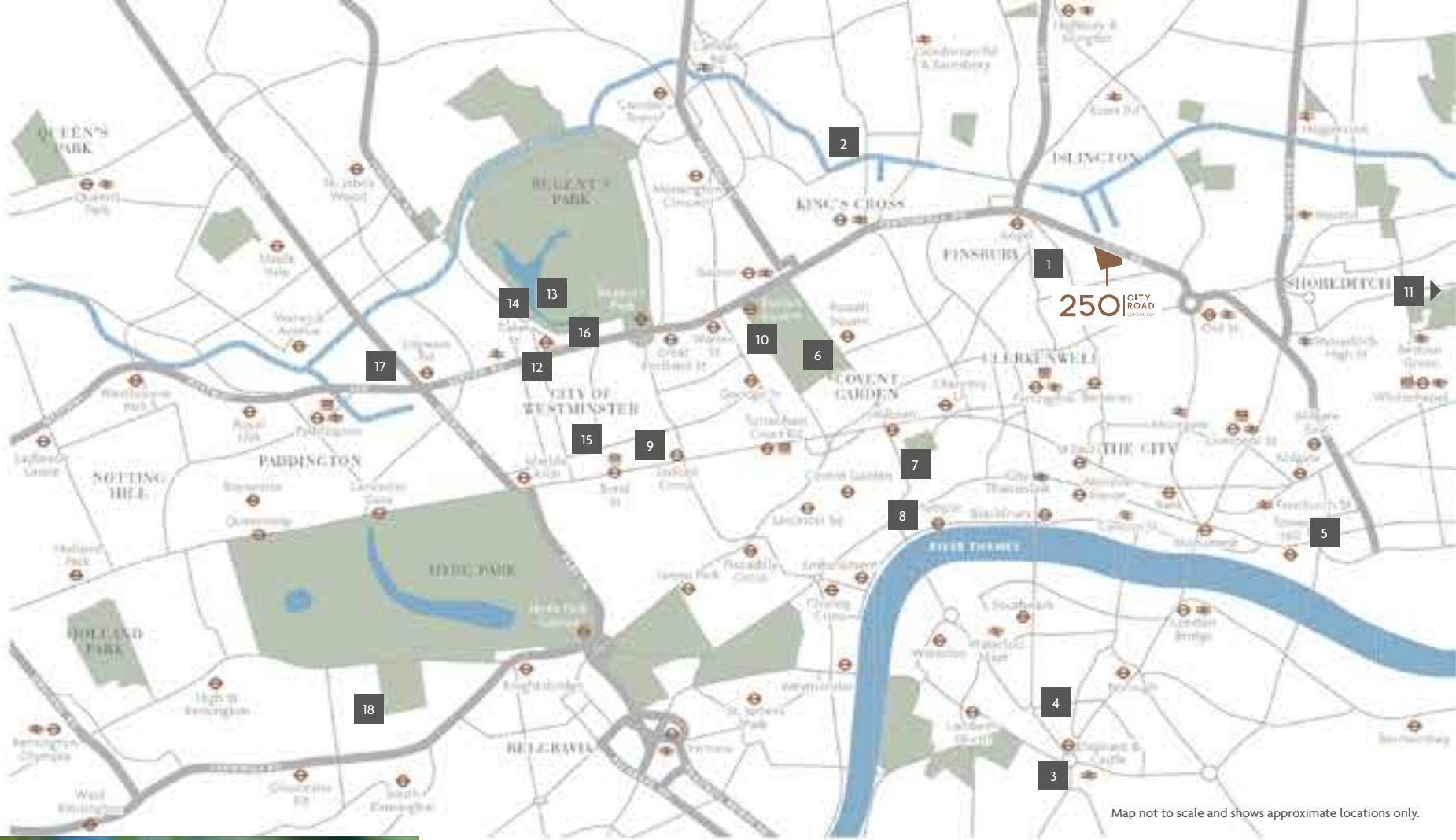
### CROSSRAIL





FIRST CLASS

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.



Map not to scale and shows approximate locations only.



UNIVERSITIES ON FOOT

- |                           |        |
|---------------------------|--------|
| 1. City University London | 7 mins |
|---------------------------|--------|

UNIVERSITIES FROM OLD STREET STATION

*Via Underground\**

- |                                                                                  |         |
|----------------------------------------------------------------------------------|---------|
| 2. University of the Arts London – Central St Martins (King's Cross St. Pancras) | 5 mins  |
| 3. London College of Communication (Elephant & Castle)                           | 9 mins  |
| 4. London South Bank University (Elephant & Castle)                              | 9 mins  |
| 5. London School of Business & Finance (Tower Hill)                              | 10 mins |
| 6. School of Oriental & African Studies (Russell Square)                         | 10 mins |
| 7. London School of Economics (Holborn)                                          | 12 mins |
| 8. King's College London (Temple)                                                | 14 mins |
| 9. London College of Fashion (Oxford Circus)                                     | 14 mins |
| 10. University College London (Euston Square)                                    | 16 mins |
| 11. Queen Mary University of London (Mile End)                                   | 17 mins |
| 12. University of Westminster (Baker Street)                                     | 20 mins |
| 13. Regent's University London (Baker Street)                                    | 20 mins |
| 14. London Business School (Baker Street)                                        | 20 mins |
| 15. European School of Economics (Bond Street)                                   | 20 mins |
| 16. Royal Academy of Music (Regent's Park)                                       | 20 mins |
| 17. City of Westminster College (Edgware Road)                                   | 23 mins |
| 18. Imperial College (South Kensington)                                          | 24 mins |

\*All times are based on travelling at 7.30am on a weekday from Old Street underground to nearest underground station. Source: TfL.gov.uk, all times are approximate.



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VALENCIA TOWER | 250 CITY ROAD LONDON EC1

# VALENCIA TOWER FLOORPLANS

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FLOORPLANS

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## SITEMAP

*As one of the most exciting and easy-to-reach locations in London, the delights of the Capital are within touching distance at 250 City Road. Combining impressive architecture and serene landscaped gardens, this is a new urban quarter unlike any other.*

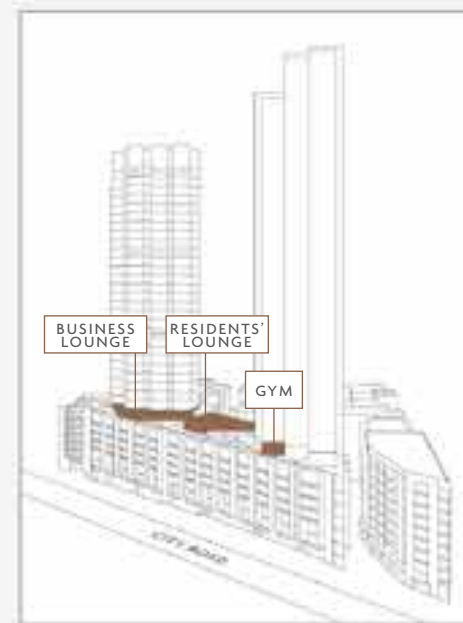


Gym, Residents' Lounge, Business Lounge and Rooftop Terrace  
Level 7



## RESIDENTS' FACILITIES

*The expansive gym and residents' lounge are situated on the same level for easy access offering residents the space to relax at any time of year. There is also a spacious rooftop terrace surrounding additional exercise facilities with views out over the City. Below ground, the residents-only 20-metre pool and spa facilities provide a more private setting in which to relax.*

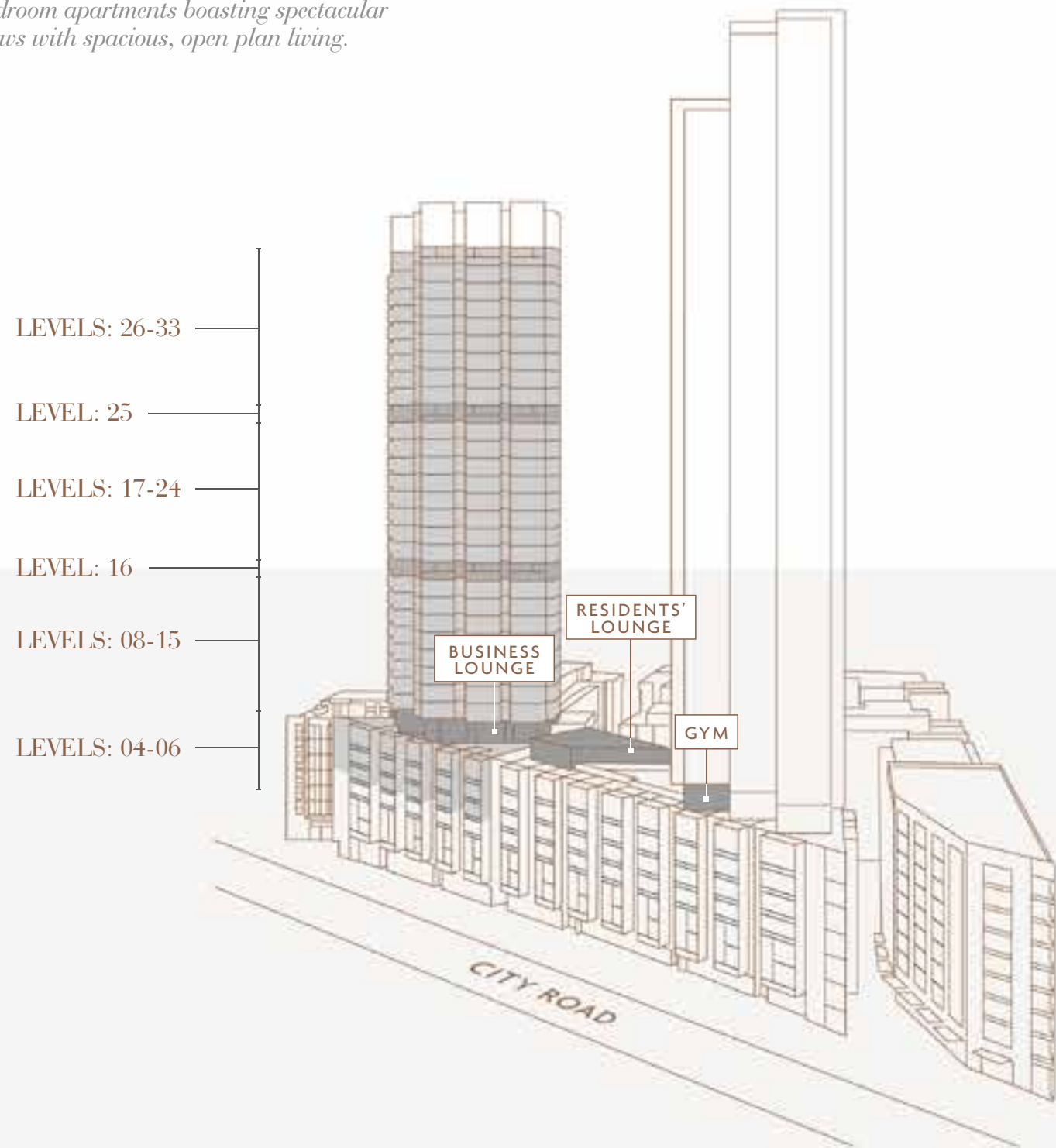


Pool and Spa Area  
Basement Level



## APARTMENT TYPES

*Stunning contemporary 1, 2 and 3 bedroom apartments boasting spectacular views with spacious, open plan living.*



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

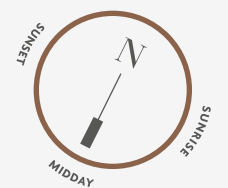


LEVELS  
16 & 25



LEVELS  
04-06

1 BEDROOM APARTMENTS  
2 BEDROOM APARTMENTS  
3 BEDROOM APARTMENTS





# VALENCIA TOWER FLOORPLANS

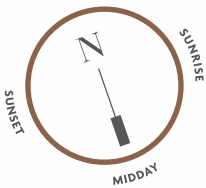
LEVELS 04-06



1 BEDROOM APARTMENT

APARTMENT NUMBER 01

LEVELS 04-06



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.

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VALENCIA TOWER | 250 CITY ROAD LONDON EC1



APT. 01	66 SQ.M	710 SQ.FT
Kitchen	3.06m x 2.80m	10'0" x 9'2"
Living Room	5.00m x 4.74m	16'4" x 15'6"
Bedroom	4.11m x 3.05m	13'6" x 10'0"

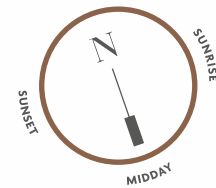
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FLOORPLANS

1 BEDROOM APARTMENT

APARTMENT NUMBER 03

LEVELS 04-06



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

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APT. 03	72 SQ.M	775 SQ.FT
Kitchen	2.80m x 2.40m	9'2" x 7'10"
Living Room	4.09m x 3.99m	13'5" x 13'1"
Bedroom	3.74m x 3.56m	12'3" x 11'8"



1 BEDROOM  
APARTMENT

APARTMENT NUMBER  
07

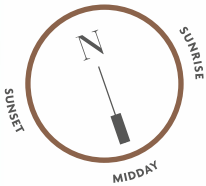
LEVELS  
04-06



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VALENCIA TOWER | 250 CITY ROAD LONDON EC1



VIEWS TOWARDS LANDSCAPED GARDENS



APT. 07	63 SQ.M	678 SQ.FT
Balcony Area	12 sq.m	129 sq.ft
Living/Dining/Kitchen	6.12m x 4.50m	20'1" x 14'7"
Bedroom	4.48m x 3.90m	14'8" x 12'9"
Balcony	6.0m x 2.0m	19'8" x 6'6"

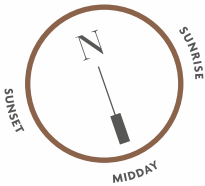
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FLOORPLANS



VIEWS TOWARDS LANDSCAPED GARDENS



APT. 09	55 SQ.M	592 SQ.FT
Balcony Area	9 sq.m	97 sq.ft
Living/Dining/Kitchen	5.16m x 4.90m	16'9" x 16'0"
Bedroom	3.60m x 3.40m	11'8" x 11'1"
Balcony	4.50m x 2.0m	14'9" x 6'6"

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

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1 BEDROOM  
APARTMENT

APARTMENT NUMBER  
09

LEVELS  
04-06

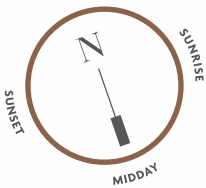




2 BEDROOM  
APARTMENT

APARTMENT NUMBER  
02

LEVELS  
04-06



APT. 02	88 SQ.M	947 SQ.FT
Kitchen	2.80m x 2.28m	7'6" x 9'2"
Living Room	4.44m x 4.30m	14'6" x 14'1"
Master Bedroom	3.89m x 3.70m	12'9" x 12'1"
Bedroom 2	4.59m x 3.40m	15'0" x 11'1"

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

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VALENCIA TOWER | 250 CITY ROAD LONDON EC1



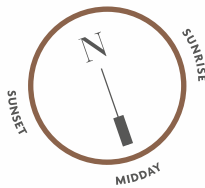
71

FLOORPLANS

2 BEDROOM  
APARTMENT

APARTMENT NUMBER  
04

LEVELS  
04-06



APT. 04	93 SQ.M	1,002 SQ.FT
Kitchen	2.78m x 2.24m	9'1" x 7'4"
Living/Dining Room	5.66m x 5.59m	18'6" x 18'4"
Master Bedroom	4.33m x 3.71m	14'2" x 12'2"
Bedroom 2	3.81m x 3.57m	12'6" x 11'8"

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.



2 BEDROOM APARTMENT

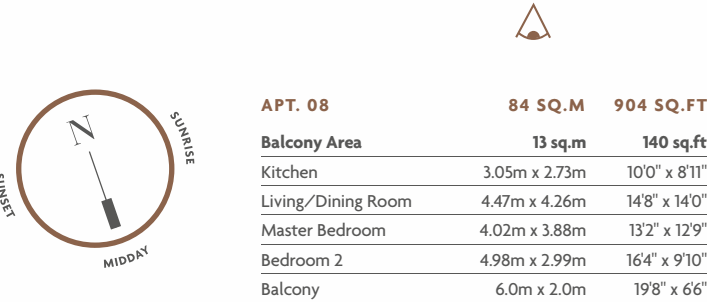
APARTMENT NUMBER 06

LEVELS 04-06



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

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

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2 BEDROOM APARTMENT

APARTMENT NUMBER 08

LEVELS 04-06





3 BEDROOM  
APARTMENT

APARTMENT NUMBER  
05

LEVELS  
04-06



74

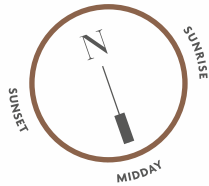
VALENCIA TOWER | 250 CITY ROAD LONDON EC1



VIEWS TOWARDS REGENT'S CANAL

75

FLOORPLANS



APT. 05	139 SQ.M	1,496 SQ.FT
Kitchen	3.71m x 3.11m	12'2" x 10'2"
Living/Dining Room	5.22m x 4.35m	17'1" x 14'3"
Master Bedroom	5.44m x 5.16m	17'10" x 16'11"
Bedroom 2	4.30m x 3.64m	14'1" x 11'1"
Bedroom 3	3.66m x 3.64m	12'0" x 11'1"

KEY ◀▶ Depicts Measurement Points W Provision for Wardrobe 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.



# VALENCIA TOWER FLOORPLANS

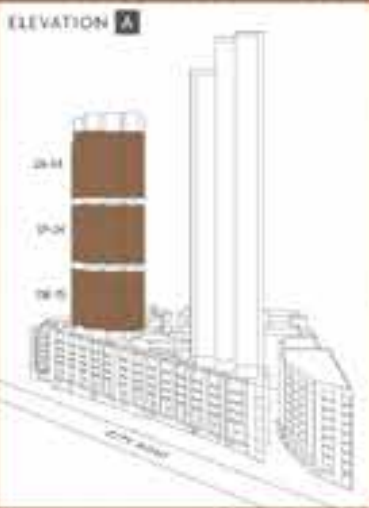
LEVELS 08-33



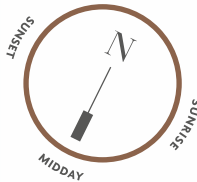
1 BEDROOM  
APARTMENT

APARTMENT NUMBER  
01

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



78  
VALENCIA TOWER | 250 CITY ROAD LONDON EC1



APT. 01	65 SQ.M	699 SQ.FT
Kitchen	3.59m x 2.68m	11'9" x 8'9"
Living Room	5.97m x 3.21m	19'7" x 10'6"
Bedroom	4.23m x 3.37m	13'8" x 11'1"

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

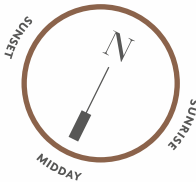
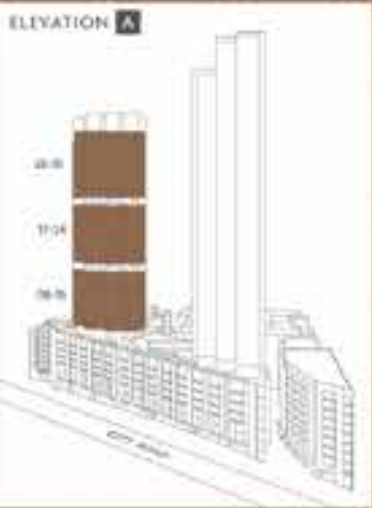
\* Opening window. Floorplans shown for 250 City Road are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Subject to Planning.

79  
FLOORPLANS

1 BEDROOM  
APARTMENT

APARTMENT NUMBER  
02

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



APT. 02	57 SQ.M	613 SQ.FT
Kitchen	3.15m x 2.10m	10'4" x 6'10"
Living/Dining Room	5.39m x 4.93m	17'8" x 16'2"
Bedroom	4.52m x 3.05m	14'10" x 10'0"

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

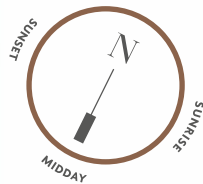
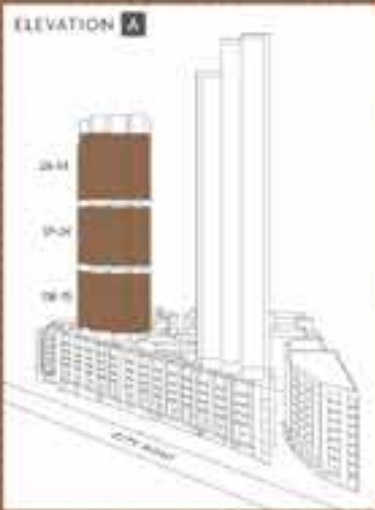
\* Opening window. Floorplans shown for 250 City Road are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Subject to Planning.



1 BEDROOM  
APARTMENT

APARTMENT NUMBER  
03

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



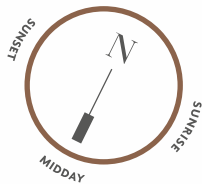
APT. 03	69 SQ.M	742 SQ.FT
Living/Dining/Kitchen	6.16m x 5.95m	20'2" x 19'6"
Bedroom	3.49m x 3.00m	11'5" x 9'10"

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

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VALENCIA TOWER | 250 CITY ROAD LONDON EC1



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

\* 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.

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FLOORPLANS



1 BEDROOM  
APARTMENT

APARTMENT NUMBER  
04

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

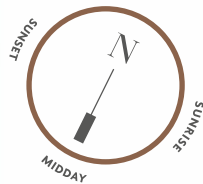




1 BEDROOM APARTMENT

APARTMENT NUMBER 08

LEVELS 16 & 25



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

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VALENCIA TOWER | 250 CITY ROAD LONDON EC1



VIEWS TOWARDS REGENT'S CANAL



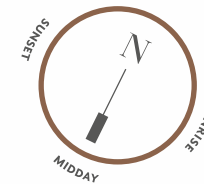
VIEWS TOWARDS CENTRAL LONDON



VIEWS TOWARDS THE CITY



APT. 08	55 SQ.M	592 SQ.FT
Balcony Area	9 sq.m	96 sq.ft
Kitchen/Dining Room	3.59m x 2.68m	11'9" x 8'9"
Living Room	4.34m x 3.21m	14'3" x 10'6"
Bedroom	4.24m x 3.37m	13'9" x 11'1"
Bathroom		
Balcony	5.69m x 1.57m	18'8" x 5'1"



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

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FLOORPLANS

1 BEDROOM APARTMENT

APARTMENT NUMBER 09

LEVELS 16 & 25



VIEWS TOWARDS REGENT'S CANAL

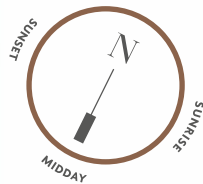




1 BEDROOM APARTMENT

APARTMENT NUMBER 10

LEVELS 16 & 25



APT. 10	56 SQ.M	602 SQ.FT
Balcony Area	9 sq.m	96 sq.ft
Living/Dining/Kitchen	5.95m x 4.63m	19'6" x 15'2"
Bedroom	3.47m x 3.00m	11'3" x 9'10"
Balcony	5.69m x 1.57m	18'8" x 5'1"

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

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VALENCIA TOWER | 250 CITY ROAD LONDON EC1



VIEWS TOWARDS REGENT'S CANAL



VIEWS TOWARDS CANARY WHARF

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FLOORPLANS

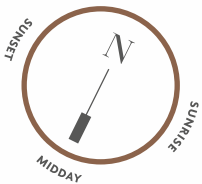


VIEWS TOWARDS REGENT'S CANAL



VIEWS TOWARDS CANARY WHARF

VIEWS TOWARDS THE CITY



APT. 05	68 SQ.M	732 SQ.FT
Kitchen	2.90m x 2.41m	9'6" x 7'11"
Living Room	5.52m x 3.88m	18'1" x 12'8"
Master Bedroom	4.02m x 3.00m	13'2" x 9'10"
Bedroom 2	3.19m x 3.06m	10'5" x 10'0"

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

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2 BEDROOM APARTMENT

APARTMENT NUMBER 05

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

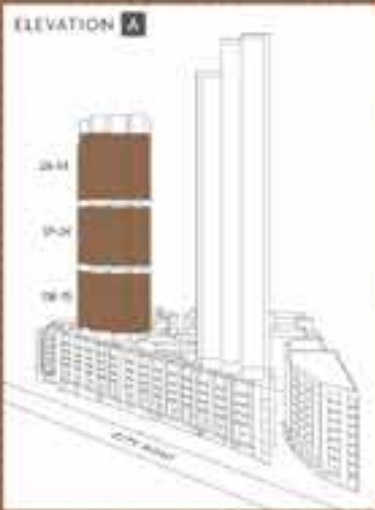




2 BEDROOM  
APARTMENT

APARTMENT NUMBER  
06

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

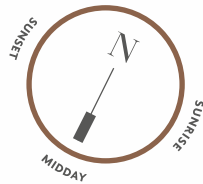


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VALENCIA TOWER | 250 CITY ROAD LONDON EC1

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FLOORPLANS



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"

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

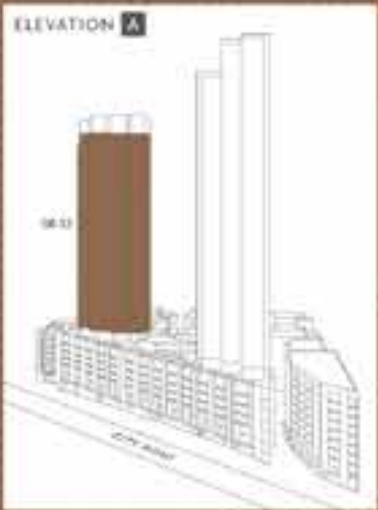
\* Opening window. Floorplans shown for 250 City Road are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Subject to Planning.



2 BEDROOM  
APARTMENT

APARTMENT NUMBER  
07

LEVELS  
08-33



88

VALENCIA TOWER | 250 CITY ROAD LONDON EC1

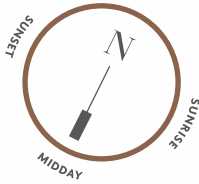
APT. 07	84 SQ.M	904 SQ.FT
Kitchen	3.23m x 2.24m	10'6" x 7'4"
Living/Dining Room	5.21m x 4.90m	17'11" x 16'1"
Master Bedroom	3.48m x 3.01m	11'5" x 9'10"
Bedroom 2	3.57m x 3.35m	11'8" x 11'0"

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

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FLOORPLANS





2 BEDROOM  
APARTMENT

APARTMENT NUMBER  
12

LEVELS  
16 & 25

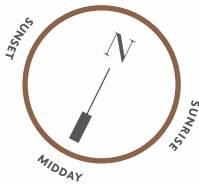


90

VALENCIA TOWER | 250 CITY ROAD LONDON EC1

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FLOORPLANS



APT. 12	81 SQ.M	872 SQ.FT
Balcony 1 Area	9 sq.m	96 sq.ft
Balcony 2 Area	9 sq.m	96 sq.ft
Kitchen/Dining Room	5.43m x 2.61m	17'9" x 8'6"
Living Room	4.50m x 3.43m	14'7" x 11'3"
Master Bedroom	5.01m x 3.31m	16'5" x 10'8"
Bedroom 2	3.87m x 3.22m	12'8" x 10'7"
Balcony 1	5.69m x 1.57m	18'8" x 5'1"
Balcony 2	5.69m x 1.57m	18'8" x 5'1"

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

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3 BEDROOM  
APARTMENT

APARTMENT NUMBER  
11

LEVELS  
16 & 25



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VALENCIA TOWER | 250 CITY ROAD LONDON EC1

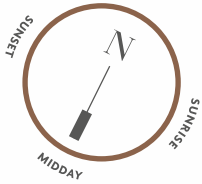
APT. 11	127 SQ.M	1,367 SQ.FT
Balcony Area	9 sq.m	96 sq.ft
Kitchen/Dining Room	3.30m x 3.18m	10'10" x 10'5"
Living Room	4.99m x 3.86m	16'4" x 12'8"
Master Bedroom	5.23m x 3.58m	17'2" x 11'9"
Bedroom 2	3.77m x 3.46m	12'4" x 11'4"
Bedroom 3	4.39m x 3.48m	14'5" x 11'5"
Balcony	5.69m x 1.57m	18'8" x 5'1"

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

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FLOORPLANS





IT’S ALL IN THE DETAIL

Lie back and relax, knowing your home comes with everything you need to enjoy a new style of urban living that is unrivalled anywhere else in the Capital.



Computer generated image of the Hoxton kitchen in a typical 2 bedroom apartment at 250 City Road, indicative only.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.

INTERIOR FINISHES

- Engineered flooring to living, dining, kitchen, hallways and reception rooms
- Timber front entrance doors
- White satin finish internal doors
- Skirting in white satin finish
- Smooth painted ceilings
- Double glazed doors onto terraces and balconies (where applicable)
- Matt black door ironmongery throughout

KITCHEN

- Gloss, matt or veneer finish to cabinets
- Composite stone worktops and splashbacks
- Bowl/half sink
- Matt black mixer tap
- Siemens single oven and combination oven/microwave
- Siemens induction hob
- Integrated extractor hood
- Integrated fridge with ice box
- Fridge/freezer to 1, 2 and 3 bed units
- Integrated dishwasher to all units
- Siemens freestanding washer/dryer in utility cupboard
- Wine cooler (where applicable)
- Compartmentalised waste storage

BEDROOMS

- Fitted carpets
- High quality bespoke fitted wardrobes to bedrooms 1 and 2
- Integrated sensor lights in fitted wardrobes
- Drawer pack to master bedroom

BATHROOMS/SHOWER ROOMS

- White steel bath
- Wash hand basin with wall mounted matt black tap and stone vanity top (where applicable)
- Feature frame glass shower enclosure/screen with white shower tray
- Overhead shower and hand-shower set in all showers
- Floor-standing WC with soft-close seat and dual flush control
- Mirrored toiletries cabinet
- Matt black towel warmer
- Large format floor tiles with feature herringbone wall tiles (where applicable)

HEATING

- Zoned underfloor heating throughout
- Comfort cooling provided to all apartments
- Centrally provided heating and hot water, individually metered to each apartment

LIGHTING/ELECTRICAL FITTINGS

- Energy efficient LED downlights in track lighting in the living areas. LED downlights to all other areas
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- White screwless light switches throughout
- Brushed chrome socket outlets at worktop height in kitchen
- Low level sockets are white screwless
- Shaver sockets to bathrooms/shower rooms
- Master light switch to hallway

TELECOMMUNICATIONS

- Telephone points fitted in all bedrooms and living areas
- TV/FM/Satellite and integrated wiring for sound system fitted in all bedrooms and living areas
- Wired for Sky Q, multi-room and Ultra High Definition-ready television
- Cabling for digital TV, DAB and FM radio, telephone and data services
- High speed broadband connectivity for all units

SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup to apartments and communal areas
- 24-hour CCTV coverage to whole estate with regular security patrols
- 10-year warranty
- Video entry phone system connected to concierge
- Fire sprinkler system installed to all homes

COMMUNAL AREAS

- Carpeting to all corridors
- Tiled and carpeted entrance lobbies
- Lifts serving all accessible floors
- 24-hour concierge
- Business lounge for residents (available for private hire on completion of phase 2)
- Spa incorporating pool, Jacuzzi, steam and sauna rooms
- Residents' private gym
- Residents' Lounge
- Architecturally designed hard and soft landscaping featuring courtyard with public art and rooftop garden areas

CAR PARKING

- Secure underground parking available by negotiation. Some include car charging points
- Secure basement cycle stores
- On street parking in disabled bays only: In accordance with local planning requirements (Section 106 agreement) the owner of any of the apartments within the development is required to covenant not to apply for (unless the occupant is the holder of a disabled person's badge issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970) a permit to park a vehicle in a place designated in an order made under section 45(2) of the Road Traffic Regulation Act 1984 for the use of residents or businesses in the locality of the land (this does not relate to the private car park)
- A Car Club will be available to residents who can join for an annual or monthly premium, subject to complying with the terms and conditions



## CUSTOMER RELATIONS

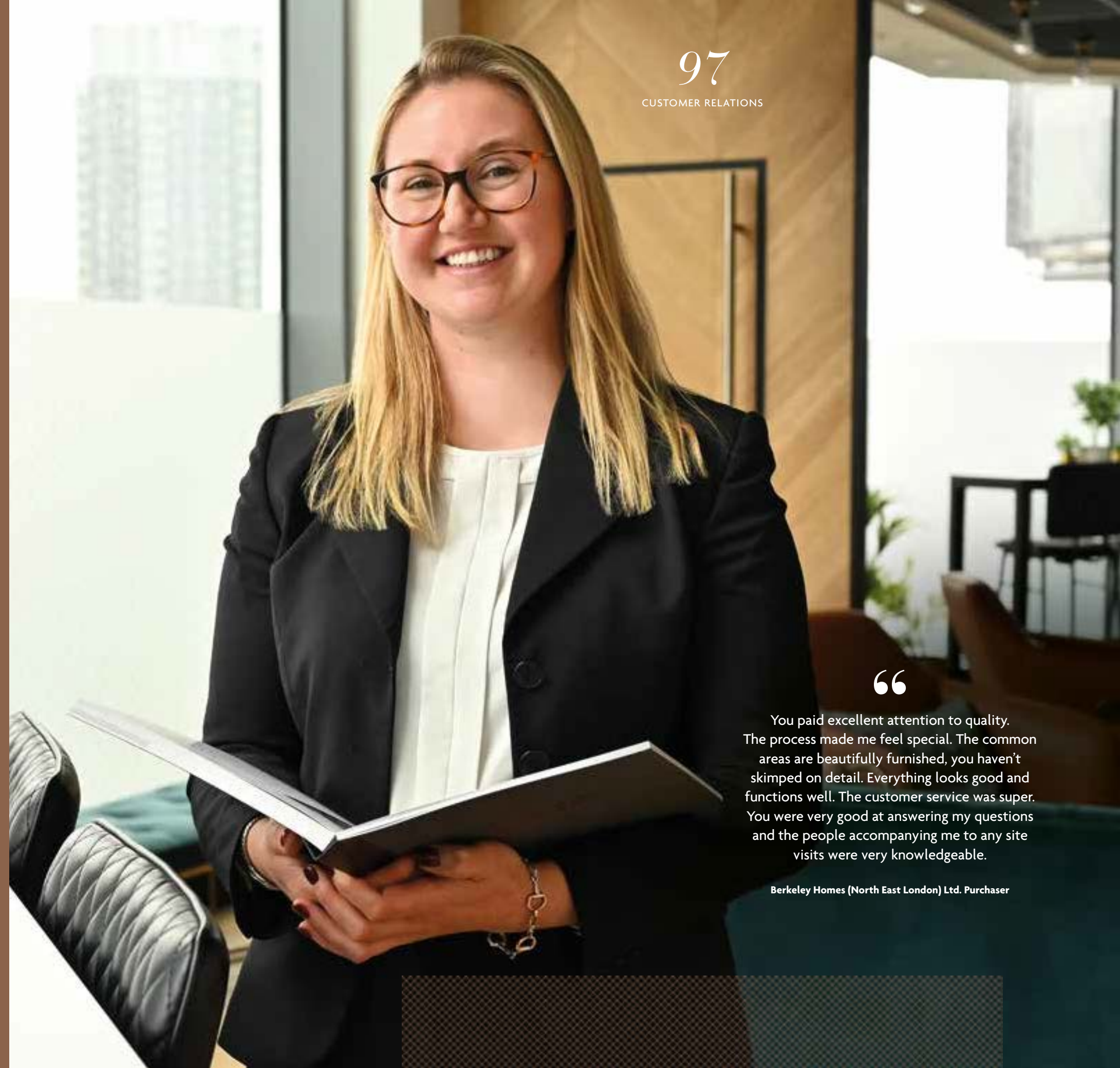
We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new apartment
- We personally handover your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year warranty

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues smoothly.



“

You paid excellent attention to quality. The process made me feel special. The common areas are beautifully furnished, you haven't skimped on detail. Everything looks good and functions well. The customer service was super. You were very good at answering my questions and the people accompanying me to any site visits were very knowledgeable.

Berkeley Homes (North East London) Ltd. Purchaser



## GIVING BACK TO THE COMMUNITY

*Putting people at the heart of placemaking*



### REVIVE & REINVENT

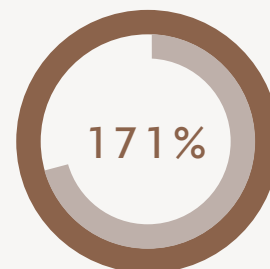
SUPPORTING LOCAL BUSINESSES AT THE HEART OF THE ECI COMMUNITY



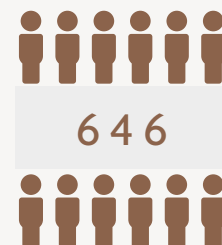
### REACH APPRENTICESHIP PROGRAMME

We are committed to encouraging the brightest and best young talent to become apprentices and develop their life skills and careers within the Berkeley Group and the wider construction industry.

At 250 City Road, we have taken on 250 exceptional young people from the local neighbourhoods to develop their technical, practical and interpersonal skills. Together, we are harnessing work-ready potential and making a real difference to lives in the community.



Increase in apprenticeships at Berkeley since August 2015



Number of apprentices currently on Berkeley Group sites

### CARE & RESPECT

#### EDUCATION

We have teamed up with local schools and universities to provide career tips and advice, including CV presentation and interview skills. During Child Safety Week, we invited local residents, parents and children to visit the site. By involving the local community, we raised awareness of the potential hazards when living near a construction site and how they can be prevented.



### SUPPORTING THE COMMUNITY



We sponsor local charities and events, including The Islington Boat Club, The Angel Canal Festival, and the homeless charity Home Start.



A website provides details of the building application and allows the public to submit their feedback.



The 250 City Road newsletter is sent out every month to update residents and the community on progress and up and coming works.



*"If we keep the focus on people, then housing offers so much more than just shelter. It becomes a powerful force for good."*

*Tony Pidgley*

Tony Pidgley CBE, Chairman





## DESIGNED FOR LIFE

*Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.*

### CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

### GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

### A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

## A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus: Customers, Homes, Places, Operations and Our People.

Our vision  
for the future

### Our Vision

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

### Five Focus Areas

#### An Exceptional Customer Experience

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

#### High Quality Homes

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

#### Great Places

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

#### Efficient and Considerate Operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

### A commitment to People

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.



The Berkeley Foundation is the independent grant-making foundation established by the Berkeley Group in March 2011.

It works in partnership with the voluntary sector and others to help young people in London, Birmingham and the South of England overcome barriers, improve their lives and build a fairer society. It does this primarily by funding high-quality frontline support for marginalised young people. Since its launch, the Foundation has committed over £18 million to more than 100 charities and worthy causes.

The Foundation's funds come from a variety of sources. To date, Berkeley Group employees have raised an amazing £5 million through fundraising events and Give As You Earn. External donations and support comes from Berkeley's supply chain and consultants. The Berkeley Group provides core funding and pays all the Foundation's overheads, which means that all money raised is spent on charitable activities.

In 2018/19, 65% of Berkeley staff got involved with the Foundation's work.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)

[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



For further information please contact your sales negotiator or email: [sustainability@berkeleygroup.co.uk](mailto:sustainability@berkeleygroup.co.uk)



Proud to be a member of the Berkeley Group of companies

**Berkeley**  
Designed for life

**St Edward**  
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**St George**  
Designed for life

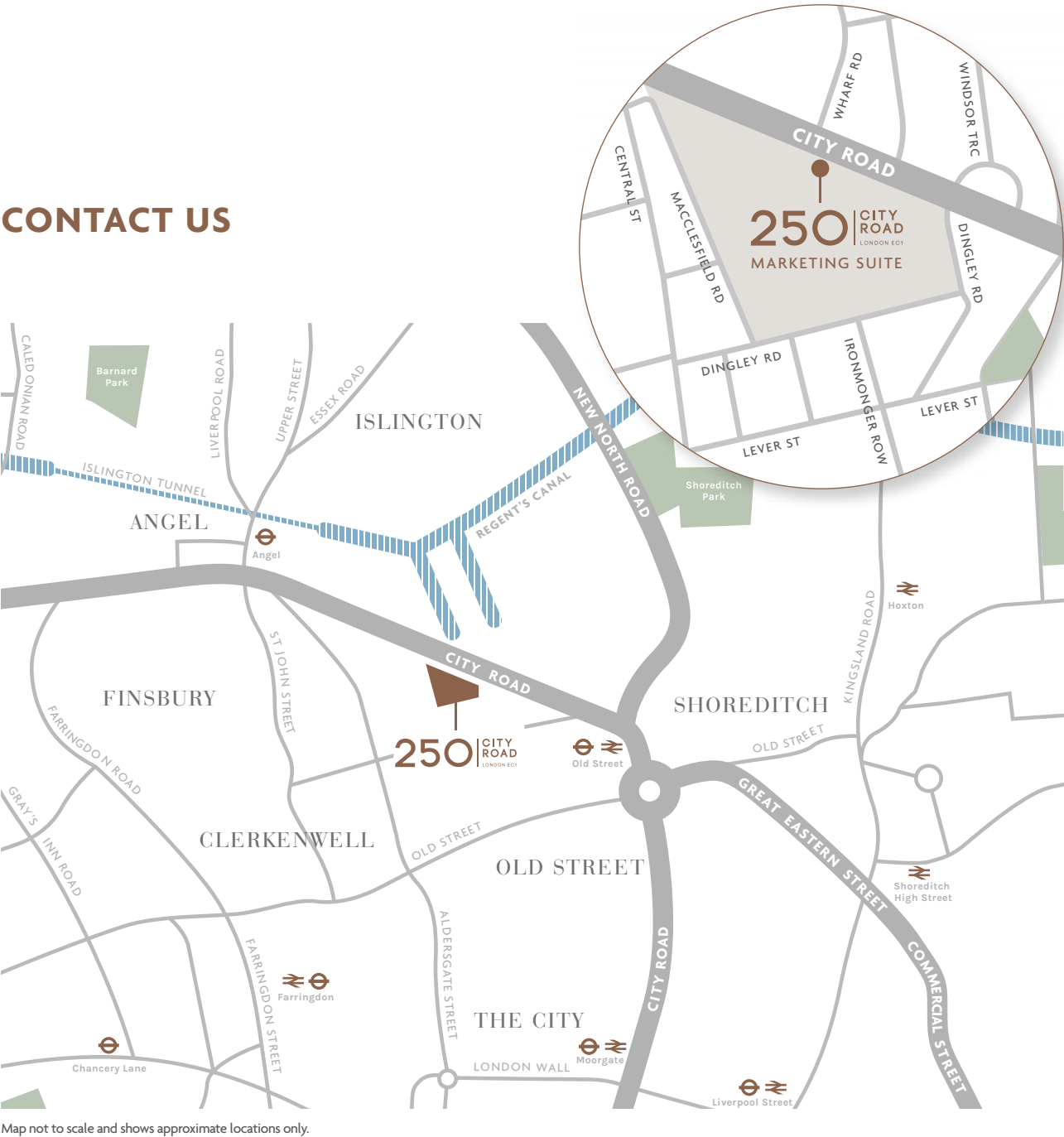
**St James**  
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**St William**  
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CONTACT US



Map not to scale and shows approximate locations only.

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. 250 City Road and Valencia Tower are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. All computer generated images are indicative only. Lifestyle photography images are indicative only. Issue 4 – November 2019 (1+2) E729/05CA/1119





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