

CITY ROAD

LONDON EC1



INVEST IN CITY ROAD

Located just eight minutes' walk from Old Street, City Road is a landmark development designed by world renowned architects Foster + Partners. Offering an annual house price growth increase of 19% within the next 5 years, this mixed-use development has strong capital growth potential for investors.*

*Source: CBRE

Computer generated images of City Road are indicative only.

Berkeley
Designed for life



INTRODUCING CITY ROAD

- 36 Storey landmark tower designed by world famous architects Foster + Partners
- Interiors by world renowned designer Darling Associates
- Within walking distance of the City of London's Financial district and the vibrant nightlife of Shoreditch
- 2 acres of beautifully landscaped wi-fi enabled public space and embedded arts
- Residents' only gym & lounge
- Luxurious 20 metre pool and spa with Jacuzzi, sauna and steam room
- Incredible residents 7th floor rooftop terrace
- 24 hour concierge facilities
- Grade A office and studio space set over 3 floors
- Design led 190 room 4* nhow hotel with bar
- 1500 cycle spaces



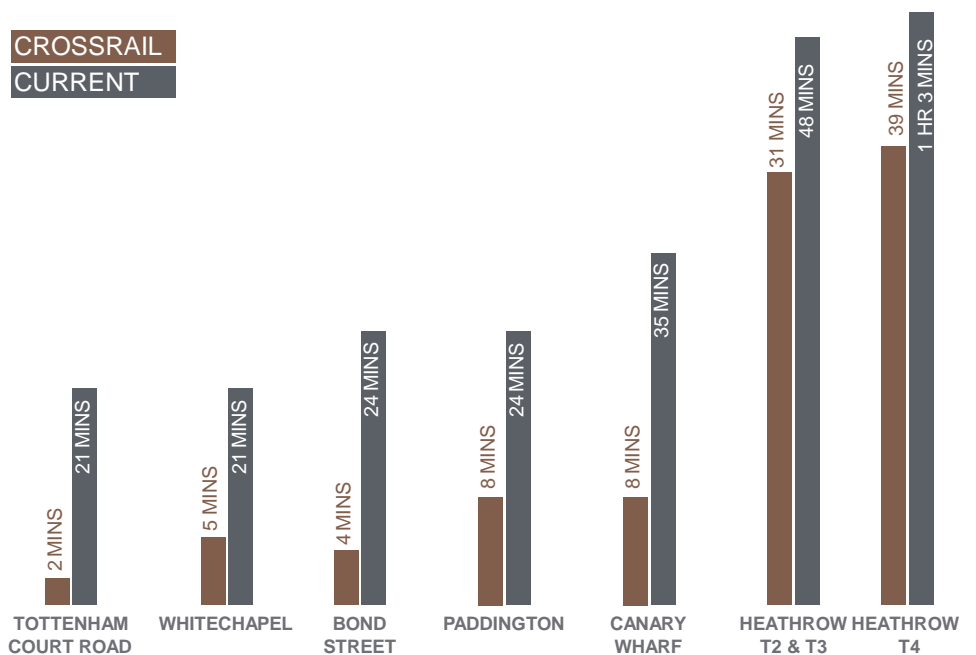
LOCAL AREA

Close to the Square Mile yet maintaining a unique reputation for nightlife and attractive traditional housing, Islington has always been a popular choice for young professionals and families as well as city workers. When Elixabeth Line opens in 2019, trains will stop at Farringdon, making Islington even better connected to the rest of London.



TRAVEL TIMES FROM FARRINGDON STATION

CROSSRAIL
CURRENT



Source: London Underground - tfl.gov.uk

Crossrail - www.crossrail.co.uk/route



WHY INVEST IN ISLINGTON BY CBRE?

33%

House price growth over last 5 years

11%

Rental value growth over last 5 years

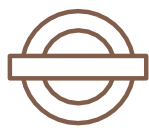
19%

House price growth 5 year forecast

23%

Rental value growth 5 year forecast

Source: CBRE



13

Under/Overground stations



3

Railway stations



12 'Outstanding' primary schools



435 Restaurants and cafés



1,320 shops



5.6% share of London office space

PROPERTY SUMMARY

PAYMENT BREAKDOWN

Property Price	£1,287,500
Est. Completion	Q2/Q3 2023
Lease	999 Years
Ground Rent	£600 PA
Estimated Service Charge	£ 5,695

Property Price	£1,287,500
Reservation Fee	£5,000
10% on Exchange of Contracts (21 days after reservation less the reservation fee)	£123,750
A further 10% advanced instalment is payable 12 months after exchange	£128,750
A further 5% advanced instalment is payable 24 months after exchange	£64,375
Balance of 75% is Payable upon completion	£965,625

2 BED APARTMENT

APARTMENT NUMBER
13.07

LEVEL
13

PURCHASE PRICE
£1,287,500

FLOORPLAN

This stunning 13th floor two bedroom two bathroom apartment sits in the landmark development City Road by Berkeley Homes. Ample space to enjoy comfortable living areas and entertaining guests. Light will flood this apartment through floor to ceiling windows, whilst enjoying the views overlooking Central London and the City.

[Show apartment 33.04](#)



[Click here for a virtual tour](#)

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

KEY

Depicts Measurement Points C Cloak/Storage U Utility Cupboard

* Opening window. Floorplans shown for 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.

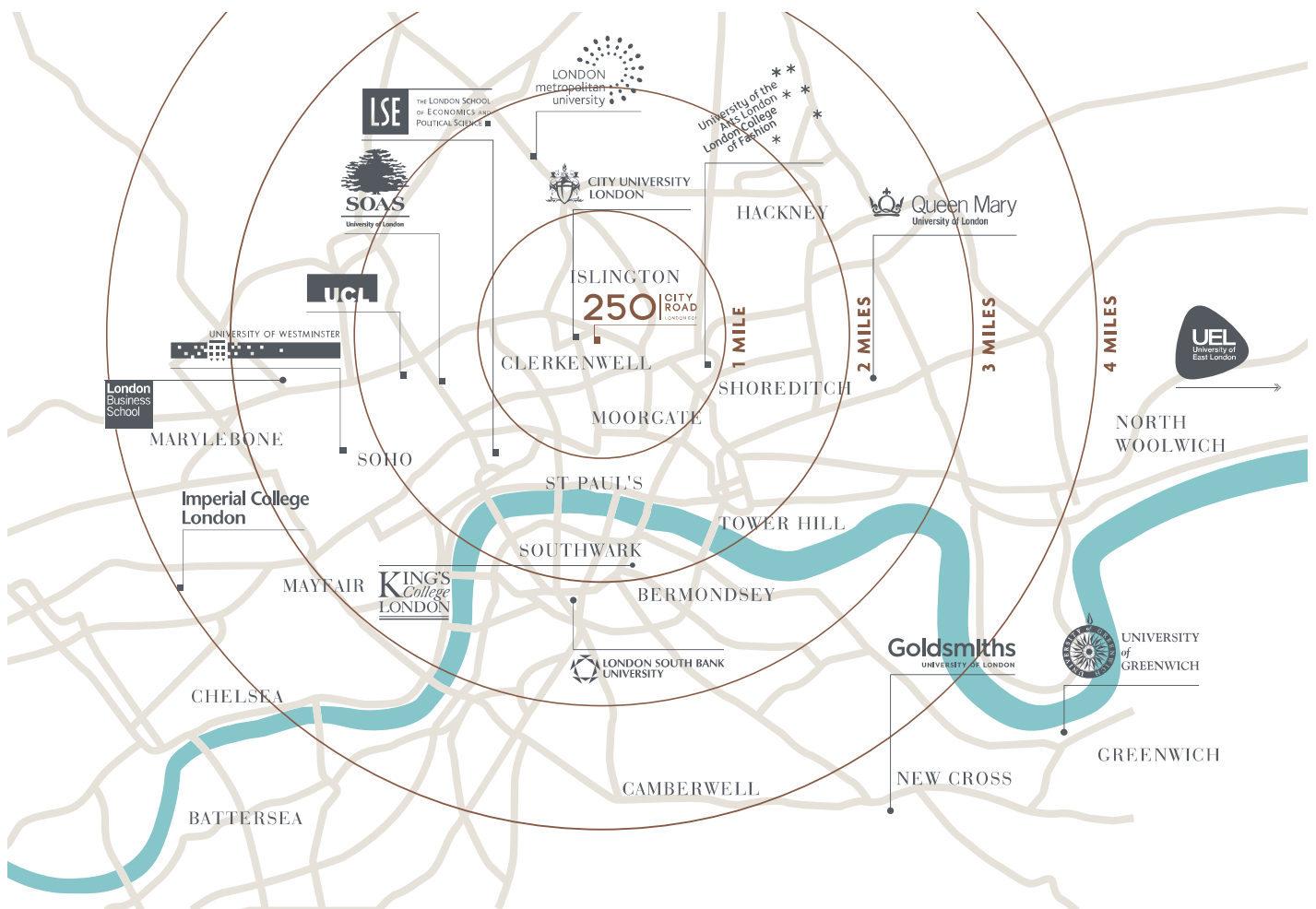
LOCAL AREA

Original and accessible at 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 offers endless activity on your doorstep. Within a ten minute walk you can discover 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, bars, 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
- 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 short walk away, City Road connects Tech City with the cultural attractions of Islington and the city beyond.
- With a vibrant arts scene and big-name 'Islington Clubs', Angel and Upper Street is guaranteed to offer a daytrip or big night out that gets your vote.



EDUCATION





CONTACT US:

Please call our sales advisors for further information or to arrange an appointment to discuss details further on 020 3040 6250 or Email: 250CityRoadSalesTeam@berkeleygroup.co.uk

Opening hours: 10am - 6pm Monday - Saturday, 10am - 4pm Sundays

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.



250 City Road Landscape



Proud to be a member of the Berkeley Group of companies

CITY ROAD

LONDON EC1



250 City Road Penthouse Collection

Located between Old Street and Angel underground stations, 250 City Road is a landmark development designed by world renowned Architects Foster + Partners. These spectacular apartments and penthouses offer stunning City views as well as a host of residents' facilities including a gym and terrace, luxurious 20-metre swimming pool and spa; concierge facilities and residents' lounge. Two acres of landscaping at the heart of the scheme plays host to cafes, restaurants, retail outlets, workspaces and a 4* hotel.

Valencia Tower

Apt No.	Floor	Beds	Unit Area	Balcony/ Terrace	Total Area	Aspect / Views Towards	Asking Price
2 Bedroom Penthouse Suites							
34.01 Sapphire	34	2	1,615 Sqft / 150 m2	387 Sqft / 36 m2	2,002 Sqft / 186 m2	Panoramic views towards the City Landscape and Tranquil North London	£3,300,000
35.02 Amber	35	2	1,636 Sqft / 152 m2	221 Sqft / 21 m2	1,857 Sqft / 173 m2	Views towards Tranquil North London	£2,900,000

3 Bedroom Penthouse Suites

34.02 Topaz	34	3	1,609 Sqft / 149 m2	1,025 Sqft / 95 m2	2,633 Sqft / 245 m2	Views towards the City Landscape and Tranquil North London	RESERVED
35.01 Ruby	35	3	2,950 Sqft / 274 m2	248 Sqft / 23 m2	3,198 Sqft / 297 m2	Views towards the City Landscape and Tranquil North London	RESERVED
35.03 Opal	35	3	2,530 Sqft / 235 m2	220 Sqft / 20 m2	2,750 Sqft / 255 m2	Views towards the City Landscape and Tranquil North London	RESERVED

Information

Lease:	999 years
Ground Rent:	£1,000 Ground rent will increase every 21 years for the first 100 years and then every 10 years thereafter, in line with RPI.
Service Charge:	Estimated at £6.30/sqft per annum for apartments (subject to change)
Car Parking:	Penthouses will have the option of allocated parking spaces. 1 allocated space for 2 bedroom penthouses & 2 allocated spaces for 3 bedroom penthouses. These allocated spaces will be charged at the usual rate of £50,000 (service charge of £553 PA subject to change)

Estimated Completion Dates

Penthouses – Q3/Q4 2024

Terms of Payment

A reservation booking fee is payable on reservation:

£10,000 for apartments over £2million

1. Exchange of contracts to take place within 21 days of reservation
 2. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
 3. A further 10% advanced instalment is payable 12 months after exchange
 4. A further 5% advanced instalment is due 24 months after exchange
 5. Balance of 75% is payable upon completion
- Reservation payment can be made either with a credit card (not Amex) or by bank transfer (ask a consultant for the details).
 - For every person named on the reservation form, or for persons making payment on behalf of the named purchaser the following identification must be supplied in order to satisfy Berkeley Homes Anti-Money laundering regulations:
 1. Passport or driving licence
 2. Utility Bill i.e. gas, electric, water etc. (less than 6 months old)



See link to Penthouse Virtual Tour - <http://berkeleyhomes-vr-cityrd.com/>

Please call our Sales Advisors for further information or to arrange an appointment to discuss details further.

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Located in Zone 1, between Old Street and Angel underground stations, 250 City Road is a landmark development designed by world renowned Architects Foster + Partners. The City of London is one of the worlds leading business districts with over 500,000 employees, the stunning development is situated on the fringe of this buzzing area of the capital. Offering easy access to many of the counties world class education establishments, 250 City Road is a brilliant investment opportunity for both rental return and long term capital growth.

Our Premium One Bedroom apartments offer an additional flexible space within the apartment, should you wish to use it as a study, dining room or even an extra bedroom for guests.

Valencia Tower – Premium Layout Option

Apt No.	Floor	Beds	Unit Area	Aspect / View	Asking Price
13.03	13	1+1	742 Sqft / 69 Sqm	Views towards Canary Wharf	RESERVED
20.03	20	1+1	742 Sqft / 69 Sqm	Views towards Canary Wharf	£1,115,000
21.04	21	1+1	667 Sqft / 62 Sqm	Views towards Canary Wharf	RESERVED
22.04	22	1+1	667 Sqft / 62 Sqm	Views towards Canary Wharf	£1,050,000
23.03	23	1+1	742 Sqft / 69 Sqm	Views towards Canary Wharf	£1,130,000
23.04	23	1+1	667 Sqft / 62 Sqm	Views towards Canary Wharf	RESERVED
24.04	24	1+1	667 Sqft / 62 Sqm	Views towards Canary Wharf	£1,060,000

04 Stack



SQM

PREMIUM OPTION LAYOUT

Living / Dining Room	5.20m x 3.78m
Kitchen	2.90m x 2.25m
Study	3.24m x 2.46m
Bedroom	4.38m x 3.20m

TOTAL AREA 62 SQ M

SQ FT

PREMIUM OPTION LAYOUT

Living / Dining Room	17'0" x 12'4"
Kitchen	9'6" x 7'4"
Study	10'7" x 8'1"
Bedroom	14'4" x 10'6"

TOTAL AREA 667 SQ FT

03 Stack



SQM

PREMIUM OPTION LAYOUT

Living / Dining Room	6.16m x 3.27m
Kitchen	3.44m x 1.85m
Study	2.81m x 2.48m
Bedroom	3.49m x 3.00m

TOTAL AREA 69 SQ M

SQ FT

PREMIUM OPTION LAYOUT

Living / Dining Room	20'2" x 10'7"
Kitchen	11'3" x 6'1"
Study	9'2" x 8'1"
Bedroom	11'5" x 9'10"

TOTAL AREA 742 SQ FT

For Internal use only, subject to change

Information

Lease:	999 years
Ground Rents: PA	£500 PA, ground rent will increase every 5 years for the first 100 years and then every 10 years thereafter, in line with RPI.
Service Charge:	Estimated at £6.30/sqft per annum for apartments (subject to change)

Estimated Completion Dates

Valencia –

Levels 8 - 16 - Q2/3 2023

Levels 17 - 25 - Q3/4 2023

Terms of Payment

A reservation booking fee is payable on reservation:

A £2,000 reservation fee for studio and 1 bedroom apartments

1. Exchange of contracts to take place within 21 days of reservation
2. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
3. A further 10% advanced instalment is payable 12 months after exchange
4. A further 5% advanced instalment is due 24 months after exchange
5. Balance of 75% is payable upon completion



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						Valencia Tower		
Apt No.	Floor	Beds	Unit Area	Balcony	Total Area	Aspect / Views Towards	Specification	Asking Price
1 Bedroom Apartments								
4.03	4	1	775 Sqft / 72 Sqm	-	775 Sqft / 72 Sqm	City Road & Regent's Canal	Shoreditch	RESERVED
5.01	5	1	710 Sqft / 66 Sqm	-	710 Sqft / 66 Sqm	City Road & Regent's Canal	Shoreditch	£810,000
13.03	13	1*	742 Sqft / 69 Sqm	-	742 Sqft / 69 Sqm	Views towards Canary Wharf	Shoreditch	RESERVED
15.02	15	1	613 Sqft / 57 Sqm	-	613 Sqft / 57 Sqm	City Road & Regent's Canal	Shoreditch	RESERVED
17.01	17	1	700 Sqft / 65 Sqm	-	700 Sqft / 65 Sqm	The City, Central London and Regent's Canal	Shoreditch	RESERVED
17.02	17	1	613 Sqft / 57 Sqm	-	613 Sqft / 57 Sqm	City Road & Regent's Canal	Shoreditch	£900,000
18.01	18	1	700 Sqft / 65 Sqm	-	700 Sqft / 65 Sqm	The City, Central London and Regent's Canal	Shoreditch	£1,010,000
19.01	19	1	700 Sqft / 65 Sqm	-	700 Sqft / 65 Sqm	The City, Central London and Regent's Canal	Shoreditch	£1,015,000
20.03	20	1*	742 Sqft / 69 Sqm	-	742 Sqft / 69 Sqm	Views towards Canary Wharf	Shoreditch	£1,085,000
21.04	21	1*	667 Sqft / 62 Sqm	-	667 Sqft / 62 Sqm	Views Towards Canary Wharf	Shoreditch	RESERVED
22.04	22	1*	667 Sqft / 62 Sqm	-	667 Sqft / 62 Sqm	Views towards Canary Wharf	Shoreditch	£1,020,000
23.02	23	1	613 Sqft / 57 Sqm	-	613 Sqft / 57 Sqm	City Road & Regent's Canal	Shoreditch	£930,000
23.03	23	1*	742 Sqft / 69 Sqm	-	742 Sqft / 69 Sqm	Views towards Canary Wharf	Shoreditch	£1,100,000
23.04	23	1*	667 Sqft / 62 Sqm	-	667 Sqft / 62 Sqm	Views towards Canary Wharf	Shoreditch	RESERVED
24.04	24	1	667 Sqft / 62 Sqm	-	667 Sqft / 62 Sqm	City Road & Regent's Canal	Shoreditch	£1,030,000
25.10	25	1	602 Sqft / 56 sqm	96 Sqft / 9 Sqm	698 Sqft / 65 Sqm	City Road & Regent's Canal	Shoreditch	£995,000

Valencia Tower

Apt No.	Floor	Beds	Total Area	Aspect / Views Towards	Specification	Asking Price
2 Bedroom Apartments						
9.07	9	2	904 Sqft / 84 Sqm	Central London & The City	Hoxton	£1,257,500
13.07	13	2	904 Sqft / 84 Sqm	Central London & The City	Hoxton	£1,287,500
14.07	14	2	904 Sqft / 84 Sqm	Central London & The City	Hoxton	RESERVED
21.06	21	2*	1,054 Sqft / 98 Sqm	The City & Central London	Hoxton	RESERVED
22.05	22	2	732 Sqft / 68 Sqm	Views towards City, Canary Wharf & Central London	Hoxton	£1,250,000
22.06	22	2*	1,054 Sqft / 98 Sqm	The City & Central London	Hoxton	RESERVED
23.05	23	2	732 Sqft / 68 Sqm	Views towards City, Canary Wharf & Central London	Hoxton	£1,258,000
2306	23	2*	1,054 Sqft / 98 Sqm	The City & Central London	Hoxton	RESERVED
23.07	23	2	904 Sqft / 84 Sqm	Central London & The City	Hoxton	£1,360,000
24.06	24	2*	1,054 Sqft / 98 Sqm	The City & Central London	Hoxton	£1,550,000
25.07	25	2	904 Sqft / 84 Sqm	Central London & The City	Hoxton	£1,377,500

Valencia Tower

Apt No.	Floor	Beds	Unit Area	Balcony	Total Area	Aspect / Views Towards	Specification	Asking Price
3 Bedroom Apartments								
4.05	4	3	1,496 Sqft/ 139 Sqm	-	1,496 Sqft/ 139 Sqm	Regent's Canal & Landscaped Gardens	Hoxton	£1,660,000
16.11	16	3	1,367 Sqft/ 127 Sqm	96 Sqft/ 9 Sqm	1,463 Sqft/ 136 Sqm	Regent's Canal, Canary Wharf & The City	Hoxton	£1,995,000

Information

Lease:	999 years
Ground Rents:	Studio £400 PA / 1 Beds £500 PA / 2 Beds £600 PA / 3 Beds £700 PA / PH £1,000 Ground rent will increase every 21 years for the first 100 years and then every 10 years thereafter, in line with RPI.
Service Charge:	Estimated at £6.30/sqft per annum for apartments (subject to change)
Car Parking:	£50,000 per 'right to park' in secure underground car park, available on selected plots only (Service Charge £553 PA subject to change)
Premium Layouts:	Upgrading to a premium layout will incur a cost of £30,000 on top of the asking price
Rental Valuations:	Rental yields range from 3% -3.75% for phase 2

Estimated Completion Dates

Valencia:

Levels 4-6 – Q2/Q3 2023, except hoist units (07, 08 and 09 Stack) - Q3/Q4 2023

Levels 8 - 16 - Q2/3 2023

Levels 17 - 25 - Q3/4 2023

Levels 26 - 33 - Q1/Q2 2024

Penthouses & Hoist Apartments (.07 Stack) - Q3/4 2024

Terms of Payment

A reservation booking fee is payable on reservation:

A £2,000 reservation fee for studio and 1 bedroom apartments

A £5,000 reservation fee for 2 and 3 bedroom apartments

£10,000 for apartments over £2million

1. Exchange of contracts to take place within 21 days of reservation
 2. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
 3. A further 10% advanced instalment is payable 12 months after exchange
 4. A further 5% advanced instalment is due 24 months after exchange
 5. Balance of 75% is payable upon completion
- Reservation payment can be made either with a credit card (not Amex) or by bank transfer (ask a consultant for the details).
 - For every person named on the reservation form, or for persons making payment on behalf of the named purchaser the following identification must be supplied in order to satisfied Berkeley Homes Anti-Money laundering regulations:
 1. Passport or driving licence
 2. Utility Bill i.e. gas, electric, water etc. (less than 6 months old)



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The Regents Collection – Valencia Tower Floors 26-33

The Regents Collection at 250 City Road adds a heightened feel of luxury to our already outstanding specification. Beautiful herringbone flooring throughout, state of the art Miele appliances and your own Sonos system are just a few of the brilliant features you can expect from this collection.

Valencia Tower – The Regents Collection					
Apt No.	Floor	Beds	Total Area	Aspect / Views Towards	Asking Price
1 Bedroom Apartments					
27.04	27	1*	667 Sqft / 62 Sqm	Views towards Canary Wharf	£1,065,000
27.01	27	1	700 Sqft / 65 Sqm	The City, Central London and Regent's Canal	£1,080,000
27.03	27	1*	742 Sqft / 69 Sqm	Views towards Canary Wharf	RESERVED
31.02	31	1	613 Sqft / 57 Sqm	The City Road & Regent's Canal	£990,000
33.02	33	1	613 Sqft / 57 Sqm	The City Road & Regent's Canal	£999,000
33.03	33	1*	742 Sqft / 69 Sqm	Views towards Canary Wharf	RESERVED
Valencia Tower – The Regents Collection					
Apt No.	Floor	Beds	Total Area	Aspect / Views Towards	Asking Price
2 Bedroom Apartments					
27.05	27	2	732 Sqft / 68 Sqm	Views towards City, Canary Wharf & Central London	£1,298,500
27.06	27	2*	1,054 Sqft / 98 Sqm	The City & Central London	RESERVED
29.07	29	2	904Sqft / 84 Sqm	Central London & The City	£1,440,000
31.05	31	2	732 Sqft / 68 Sqm	Views towards City, Canary Wharf & Central London	£1,329,500
31.07	31	2	904Sqft / 84 Sqm	Central London & The City	RESERVED
31.06	31	2*	1,054 Sqft / 98 Sqm	The City & Central London	RESERVED
33.07	33	2	904 Sqft / 84 Sqm	Central London & The City	£1,470,000

Lease:	999 years
Ground Rents:	Studio £400 PA / 1 Beds £500 PA / 2 Beds £600 PA / 3 Beds £700 PA / PH £1,000 Ground rent will increase every 21 years for the first 100 years and then every 10 years thereafter, in line with RPI.
Service Charge:	Estimated at £6.30/sqft per annum for apartments (subject to change)
Car Parking:	£50,000 per 'right to park' in secure underground car park, available on selected plots only (Service Charge £553 PA subject to change)
Premium Layouts:	Upgrading to a premium layout will incur a cost of £30,000 on top of the asking price
Rental Valuations:	Rental yields range from 3% -3.75% for phase 2

Estimated Completion Dates

Valencia:

Levels 26 - 33 - Q1/Q2 2024

Hoist Apartments (.07 Stack) - Q3/4 2024

Terms of Payment

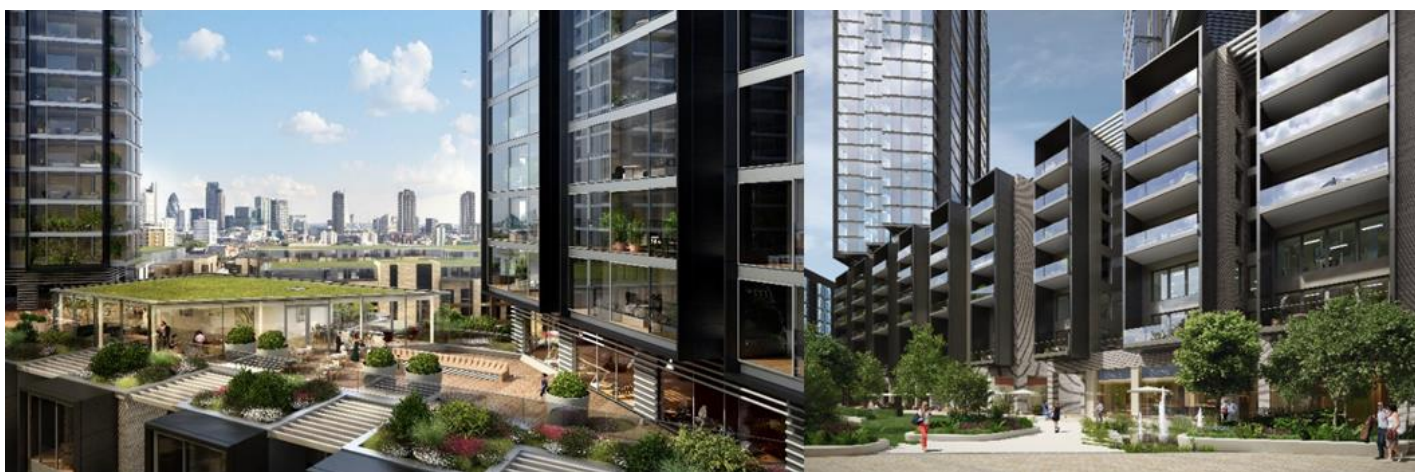
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