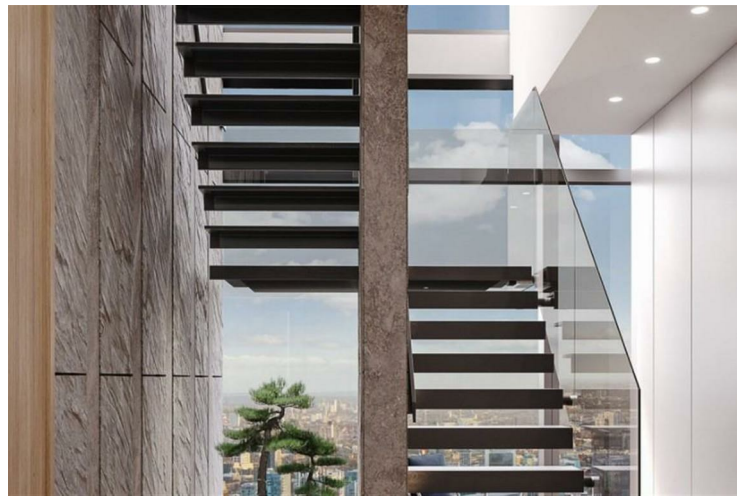


**Worship Street  
Shoreditch EC2A 2BA**

**Guide price £9,900,000**

A stunning duplex penthouse on the 48th and 49th floor of this modern building. The penthouse comprises approximately 2885 sq ft offering an open plan living/kitchen, 3 bedrooms with en-suite bathrooms and dressing rooms, a powder room, and two terraces. Principal Tower overlooks the heart of the City of London and has easy access to five major transport hubs within walking distance of the development. The development is located just a short distance from several transport links including Liverpool Street station, providing access to both Underground and Rail Services for commutes to key destinations. It benefits from the residents' gym, spa, cinema, pool and 24-hour concierge. With a city address, the development offers fast transport links and a wealth of cultural and culinary experiences.





**FINSBURY DUPLEX PENTHOUSE**

**PROPERTY:** 85-87 BAYHAM STREET, LONDON, NW1 0AG  
**STATUS:** Leasehold  
**DATE:** 2024-09-20



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Important notice: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order. Notwithstanding that all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.

85 - 87 BAYHAM STREET  
 LONDON NW1 0AG

45 CIRCUS ROAD  
 LONDON NW8 9JH

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	35-47.5
B	81-91	B	47.5-57.5
C	69-80	C	57.5-67.5
D	55-68	D	67.5-77.5
E	39-54	E	77.5-87.5
F	29-38	F	87.5-97.5
G	1-28	G	97.5-107.5