

## Principal Tower, London EC2A

🛏 2 bedrooms 🛁 2 bathrooms 💷 2,835,000



The Modern Estate Agent



Discover the pinnacle of luxury living in this stunning penthouse at Principal Tower, designed by the renowned Foster + Partners. Situated on the 45th floor, this exquisite 2-bedroom, 2-bathroom residence offers 1,373 square feet of elegant living space, enhanced by 205 square feet of outdoor space across three private terraces.

The penthouse features high-end finishes, including oak herringbone flooring, bespoke oak veneer doors, and advanced underfloor heating and comfort cooling systems. The fully integrated kitchen is a culinary dream, equipped with Miele appliances perfect for both everyday living and entertaining.

The master bedroom offers a serene retreat with bespoke wardrobes and a luxurious en-suite bathroom featuring marble finishes and Dornbracht fittings. Residents enjoy exclusive access to top-tier amenities, including an infinity pool, spa, fully equipped gym, cinema room, and a 24-hour concierge service.

Located in the heart of London, with views of iconic landmarks like The Gherkin and The Cheesegrater, this penthouse is a rare opportunity to own a piece of architectural art in a prestigious city.



- Designed by world-renowned architects Foster + Partners
- 24-hour Concierge service
- Moments from Spitalfields Market and the Gherkin
- Three private terraces
- Access to infinity pool, spa, and gym
- Great transport links nearby















# UPPER HOUSE SPECIFICATIONS & MATERIALS

## General

- Oak herringbone flooring throughout
- Oak timber veneer doors
- Underfloor heating
- Fan coil unit comfort cooling
- Data and telephone outlet points in all principal rooms
- Stainless steel ironmongery
- LED downlighting throughout
- Cabling for a chandelier fixture in living/dining area
- 5amp lighting sockets to living rooms and master bedrooms
- Combined washer dryer
- Kitchen and bathrooms available in two colour palettes: 'Champagne' and 'Caviar'

## Kitchen

- Oak herringbone flooring
- Luxury contemporary kitchen featuring white composite stone worktops
- Wood veneered kitchen doors
- Miele 24" induction hob with extraction hood in 1 bed and small 2 bed apartments or Miele 30" induction hob and extraction hood in large 2 and 3 bed apartments
- Miele oven and combination microwave oven - Miele 24" steam oven in large 2 and 3 bed apartments
- Miele built-in coffee machine in 2 and 3 bed apartments
- Miele warming drawer in 2 and 3 bed apartments
- Full height, fully integrated Siemens 24" fridge/freezer in 1 and 2 bed apartments or Miele 30" fridge/freezer in 3 bed apartments (except floors 39 to 42 where 3 bed apartments have a 24" fridge/freezer)
- Integrated glass-fronted wine fridge
- Siemens dishwasher
- Stainless steel under mounted sink and monobloc mixer tap
- Concealed worktop lighting
- Segregated waste storage

## Master Bedroom

- Oak herringbone flooring
- Bespoke full height wardrobes

## Bathrooms

- Marble throughout in master en-suite - Natural stone floor tiling and porcelain wall tiles in remaining bathrooms and en-suites
- Enhanced LED spotlighting in master en-suite
- Twin basins in master en-suites in 2 and 3 bed apartments
- Dornbracht mixers, taps and shower fittings
- Dual flush WC with concealed cistern
- Mirror fronted cabinet with demist feature to mirrors. Interior of cabinets fitted with glass shelving and shaver point
- Mirror lighting except in small 1 bed apartments
- Underfloor heating
- Heated towel radiator
- Feature vanity unit with marble surround and under counter mood light

## Systems

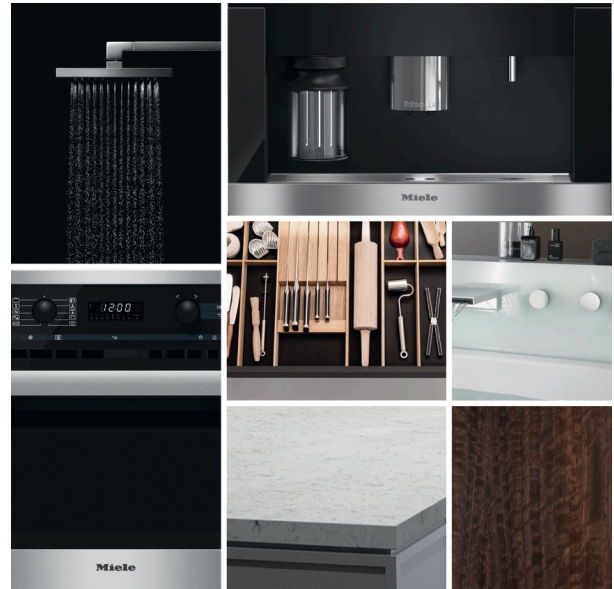
- Speakers in all en-suite bathrooms
- AV cabling infrastructure for sound, IT and TV distribution
- High speed fibre optic connection infrastructure directly into each apartment for data/telephone
- Home automation system with controllable touch panels/push buttons where applicable
- Power ready for automated blinds
- Standalone scene set lighting control in principal rooms
- Wiring for Sky+ and Sky Q television with outlets in principal rooms
- Mains powered smoke alarm with battery back-up
- Residential sprinkler system

## Balconies & Terraces

- Glazed balustrade - Composite decking

## Amenities

- Luxury swimming pool with adjacent jacuzzi
- Fully equipped residents' gym on the first floor
- Steam room and sauna
- Male and female changing rooms
- Residents' lounge/bar
- Residents' screening room
- 24-hour concierge service with CCTV
- Secure lift access
- Temperature-controlled storage facility for deliveries on ground floor
- Satellite TV reception
- Landscaping by award winning designers
- Right to park for 51 car spaces







Tenure: 987 Years  
Service Charge: £11.85 per square foot per annum  
Ground rent: £650 per annum



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