



Penn Street

Shoreditch Park, N1

Asking Price £775,000

An exceptional high-specification finish two bedroom, two bathroom apartment located on the 5th floor of a modern development close to Shoreditch Park.



Penn Street

Shoreditch Park, N1

- 2 double bedrooms
- 2 bathrooms
- Fifth floor
- Lift
- Balcony
- Communal garden



An exceptional high-specification finish 2 bedroom, 2 bathroom apartment located in a modern development close to Shoreditch Park. The bright is bright and well-proportioned and comprises; large open-plan living/kitchen area opening up to an impressive balcony space with urban views; the Italian kitchen is well-equipped with high quality Siemens appliance with plenty of cupboard and worktop space; both bedrooms are full sized doubles with built in wardrobes, additionally the master bedroom benefits from a luxury shower room; the family bathroom consists of a bath with over-head rain shower; amenities of the development include a communal roof terrace, the perfect place to unwind. Penn Street is conveniently located for access to Hoxton and Shoreditch, with an array of trendy bars, restaurants, galleries and boutique shops. Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail & Victoria Line) are the closest stations. The bus routes of Southgate Road and New North Road provide good links to the City.

Tenure: Leasehold 245 years eleven months

Service Charge: £3,243 per annum

Ground Rent: £300 per annum

Local Authority: Hackney

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	83	83
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

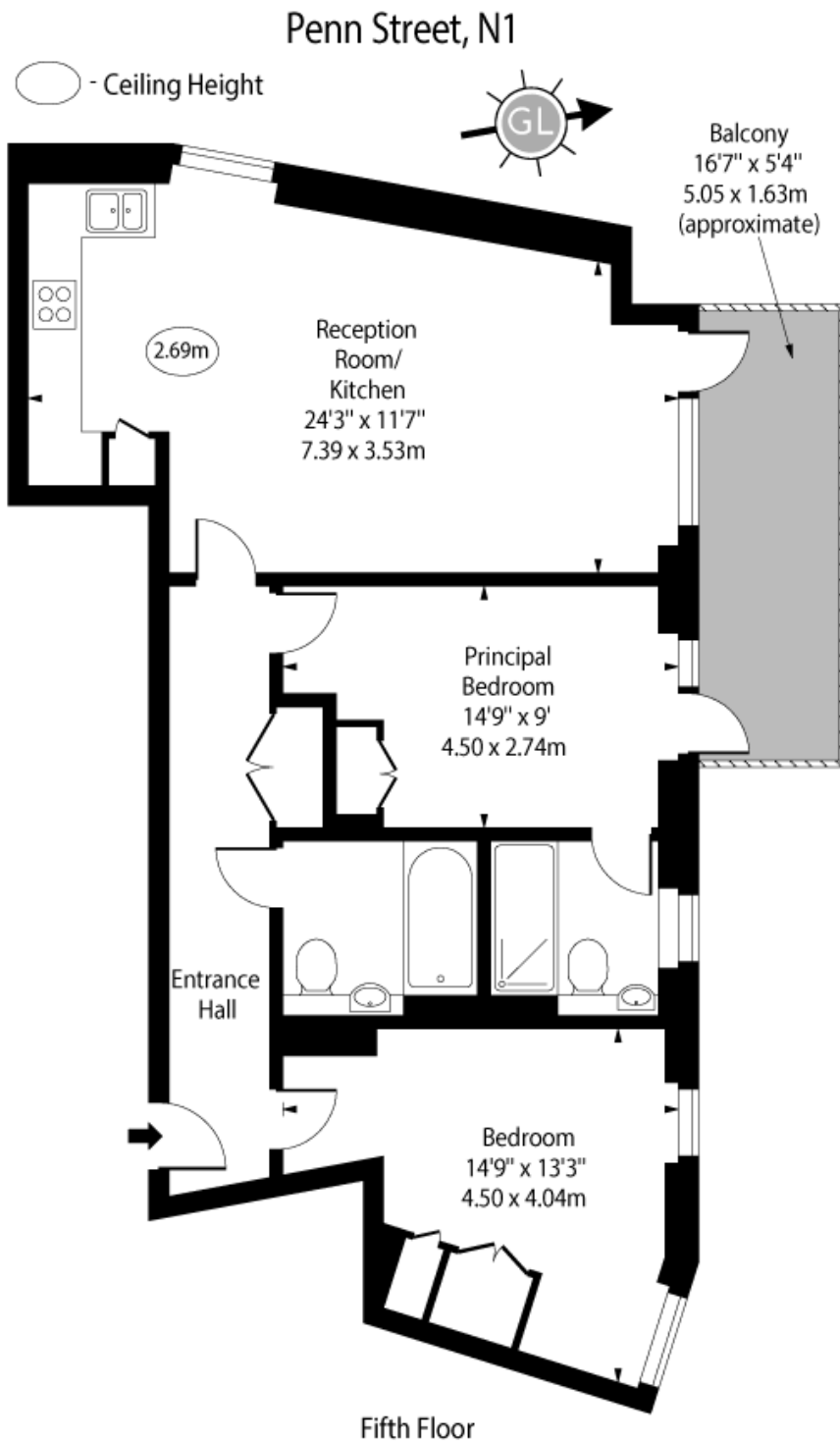
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Approx Gross Internal Area 782 Sq Ft - 72.65 Sq M

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www.goldlens.co.uk
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