

Principal Place, , Worship Street, London, EC2A 2FD

- One Bedroom
- City Views
- Principal Tower
- 15th Floor
- Stunning Interior
- Unrivalled Resident Amenities

£950,000

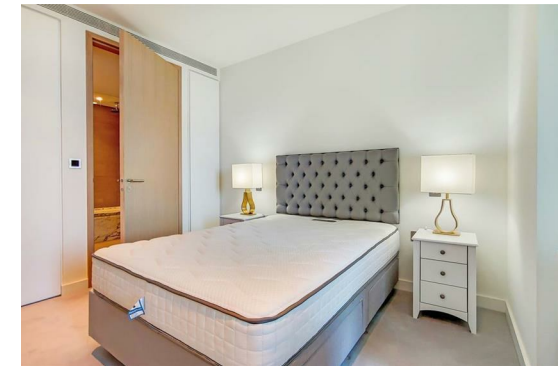


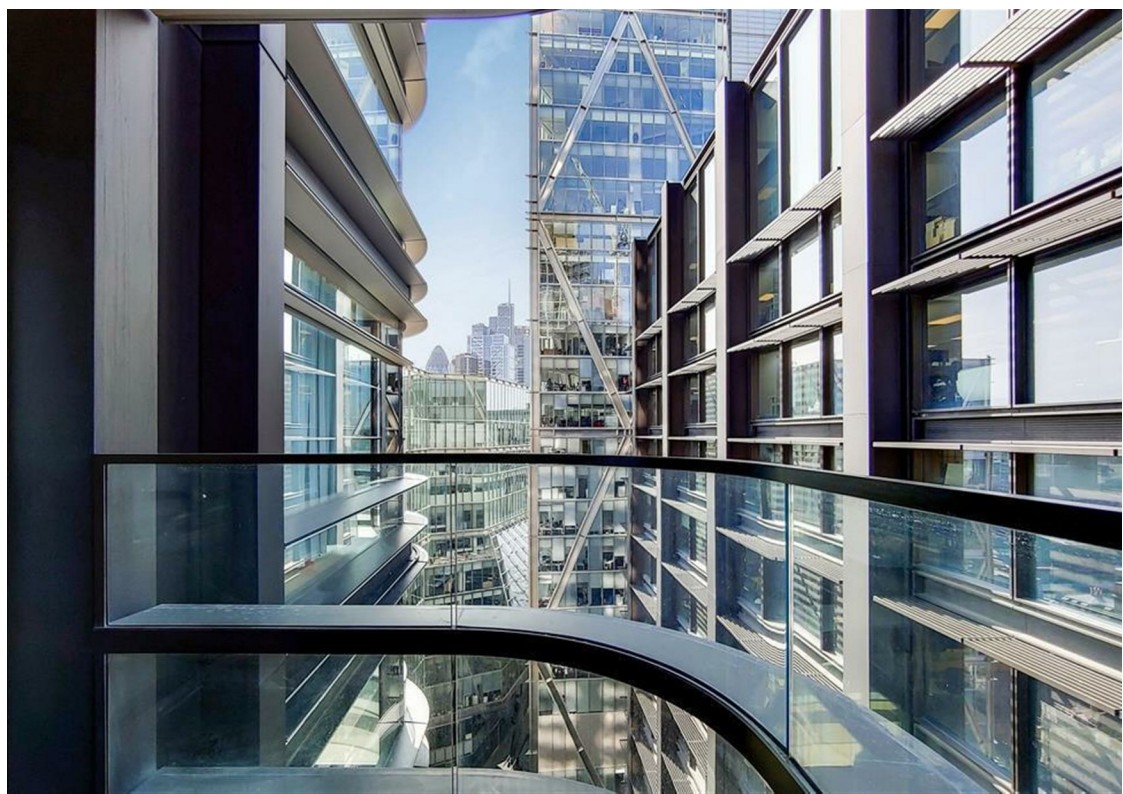
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DESCRIPTION

A truly magnificent one bedroom apartment situated on the 15th floor of the famous Principal Tower. Finished to an exacting standard and comprising of an open plan lounge / kitchen, spacious bedroom and a luxury bathroom. Further benefiting from a private south west facing terrace, underfloor heating and ample storage. Kitchen units are finished in luxurious 'Figured Sycamore' timber veneer. The master bathroom features a bespoke marble bath surround and a vanity unit in polished 'Arabescato Corchia' marble from Italy, contrasted by the 'Dark Bleu de Savoie' marble on the walls and floors. This landmark development also offers residents a 24 hour concierge, state of the art gym, cinema room and a resident lounge.

An enviable location sitting on the cusp of London's financial district with Liverpool Street Station within a very short stroll. The Shoreditch Triangle is also within a very short walk which offers a plethora of high end eateries, coffee shops and boutique shops.







— Fifteenth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
47.93 sqm / 515.91 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
(includes windows, restricted head height)
46.53 sqm / 500.84 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.75 sqm / 40.35 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPM 10 RESIDENTIAL: 51.06 sqm / 546.25 sqft
SPM 30 RESIDENTIAL: 50.28 sqm / 541.31 sqft
SPEC ID: 87518448867575045872447e

Viewings

Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.