



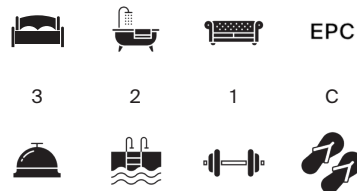
CITY ROAD

ECIV



LUXURY PENTHOUSE WITH SWEEPING LONDON VIEWS

This exceptional three bedroom penthouse has been thoughtfully designed to showcase sweeping, uninterrupted views across London, with refined contemporary interiors crafted for luxury living.



Local Authority: London Borough of Hackney

Council Tax band: H

Tenure: Leasehold with approximately 987 years remaining

Ground rent: £1,000 per annum

Service charge: £20,000 per annum*

Guide price: £4,750,000



AN ELEGANT HOME WITH OUTSTANDING AMENITIES

Offering approximately 2,927 sq ft, the penthouse features an expansive open plan reception room with a beautiful fully integrated kitchen, generous dining area, and a separate utility room. The living space opens onto a substantial west facing terrace, complemented by a further south facing balcony, a spacious east facing terrace, and an additional private balcony leading from the principal bedroom. The principal suite includes bespoke fitted wardrobes, a stylish en suite bathroom, and access to its own balcony. Two further double bedrooms each benefit from fitted wardrobes and private en suite bathrooms. The property also includes a dedicated study, guest WC, lift access into the property directly, and extensive built in storage. The interiors are enhanced by a bespoke luxury furniture package and advanced smart home features, delivering an elevated and seamless living experience. Residents enjoy access to impressive communal amenities, including a beautifully designed lounge, a fully equipped gym, a tranquil spa area, and a swimming pool – all supported by a professional 24 hour concierge team.

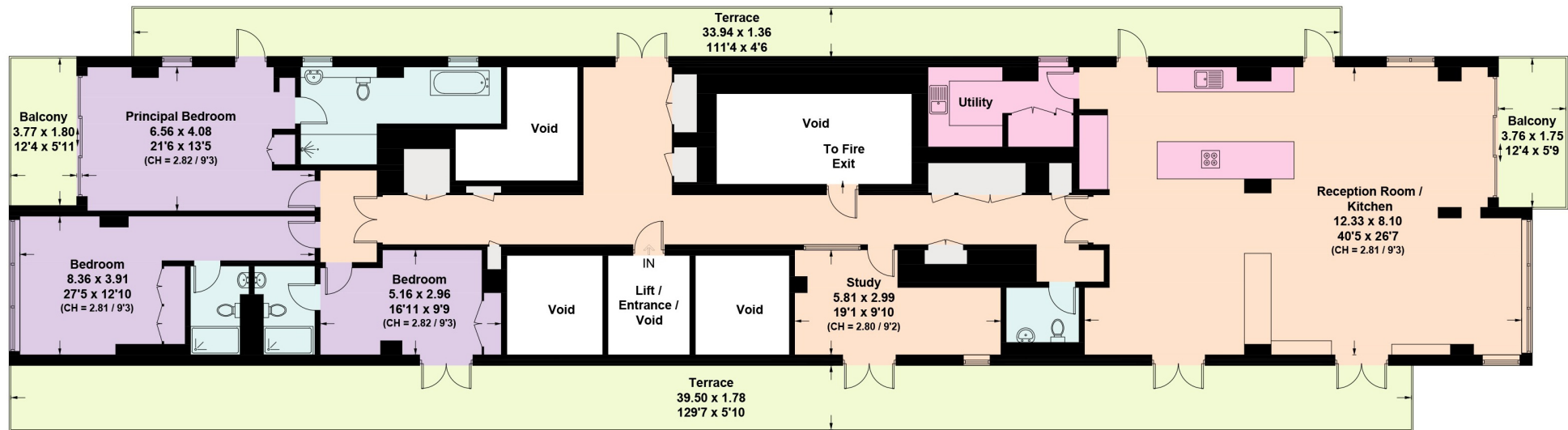
*Please note that we have been unable to confirm the next review date for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

** We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice









Thirty - Eighth Floor

Approximate Gross Internal Area = 273.0 sq m / 2,938 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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