



Duo Tower

Penn Street, N1

Offers in excess of £800,000

An exceptional two bedroom, two bathroom apartment set on the third floor of the highly sought after Duo Tower development located next to Shoreditch Park and designed by David Chipperfield Architects

CHESTERTONS



Duo Tower

Penn Street, N1

- Two double bedrooms
- Two bathrooms
- Open-plan kitchen living room
- Spacious balcony
- Prestigious landmark development
- Car free development



An exceptional two-bedroom, two-bathroom apartment set on the third floor of the highly sought after Duo Tower development located next to Shoreditch Park and designed by David Chipperfield Architects. The property is bright and well-proportioned comprising; Two stylish double bedrooms with the master benefitting from not only copious amount of built-in wardrobe space but also a luxury en-suite shower room; the second bedroom also affords plenty built-in wardrobe space; the living space is something to be admired with sleek and modern finishing and outstanding views; the kitchen is modern with high-specification appliances. The spacious balcony provides ample space for outdoor entertaining. Duo Tower is a coveted development with concierge that 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 242 years 3 months

Service Charge: £5910 per annum

Ground Rent: £700 The ground rent will increase every 20 years in line with inflation

Local Authority: London Borough of Hackney

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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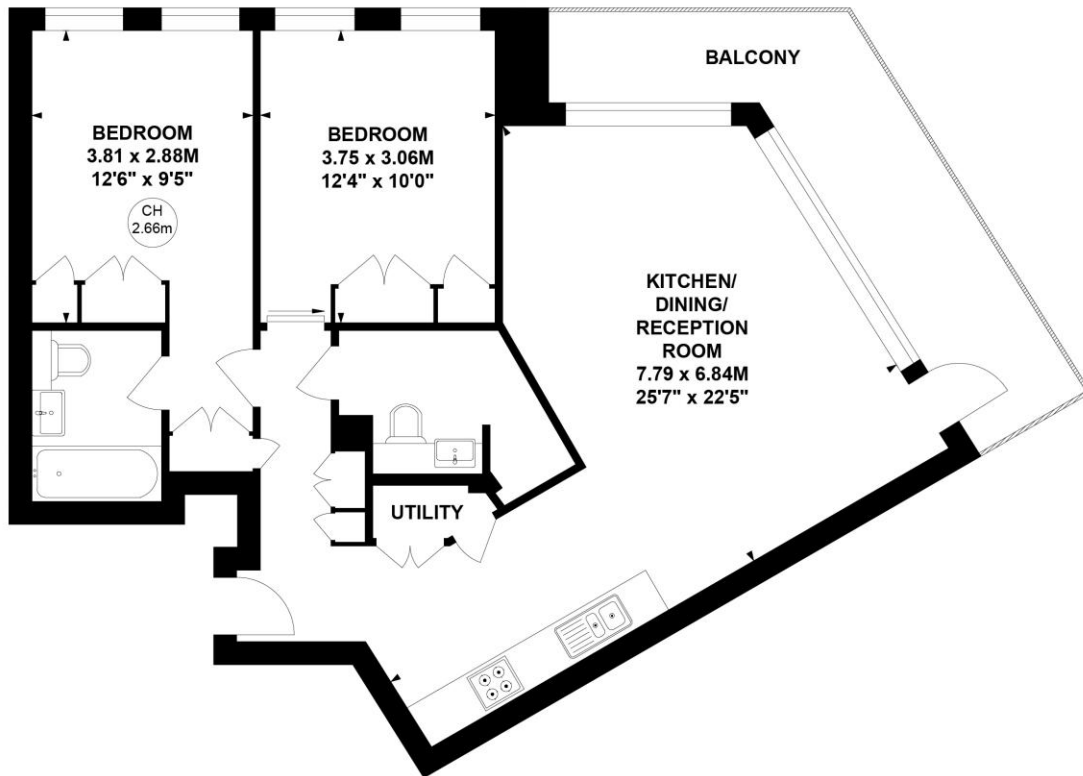
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Duo Tower, N1

Approximate gross internal area

73.43 sq m / 790 sq ft

Key :
CH - Ceiling Height



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

