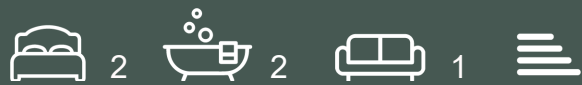




Principal Tower – 6th Floor, Shoreditch

£4,600



Available in June | Short Let Option Available | Furnished | Balcony | Great Location | Concierge | Gym | Residents' Lounge | Bicycle Storage | Great Transport Links | Floor-to-ceiling Windows | WeChat: CLH-Consultant.



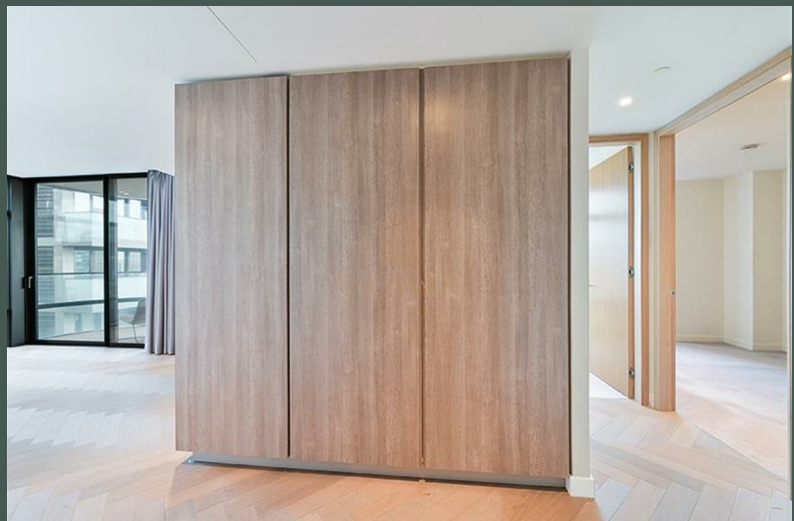
CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- Residents' Gym
- Residents' Lounge
 - Elizabeth Line
- Floor-to-ceiling Windows
 - 6th Floor

- Concierge
- Great Transport Links
 - Private Balcony
 - Prime Location
 - Bicycle Storage



The Apartment

The apartment has been thoughtfully designed to maximise space and natural light, with an open-plan living area that seamlessly connects to a spacious curved balcony. Herringbone oak floors, neutral walls, and full-height windows create a modern and elegant backdrop, enhancing the sense of openness and tranquility.

The living and dining area is designed to offer a harmonious blend of functionality and relaxation, featuring expansive floor-to-ceiling windows that flood the space with light. The area flows naturally into a fully-equipped kitchen, complete with integrated appliances, wide composite stone work surfaces, a stainless steel sink, a Miele oven and hob, a fridge/freezer, and a wine cooler.

The property includes two generously sized bedrooms, each impeccably finished and featuring fitted wardrobes for ample storage. The primary bedroom boasts access to a marble-tiled en-suite bathroom with a luxurious tub and an overhead shower, providing a serene retreat.

Principal Tower Development

Residents of Principal Tower enjoy exclusive amenities such as state-of-the-art gymnasium, an elegant swimming pool, a private cinema and residents' lounge. Moreover, the location of Principal Tower adds to its allure. Nestled within the dynamic neighbourhood of Shoreditch and on the fringes of the City of London, residents have easy access to an array of cultural hotspots, fine dining restaurants, trendy bars, and designer boutiques. The proximity to transportation hubs ensures convenience for both work and leisure, offering seamless connectivity to different parts of London and beyond.

Additional Information

Heating/Hot Water Provider: Community Energy (Fees and charges may apply; please refer to the supplier for more information)

Council: Hackney, Band F

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Local Council: Hackney
Council Tax Band: F

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	85	85	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

