



# Principal Tower, Shoreditch

## £5,850



Furnished | 29th Floor | Parking Available\* | Private Balcony | 24/7 Concierge | Gym | Swimming Pool | Cinema Room | Resident Lounges | WeChat: CLH-Consultant.



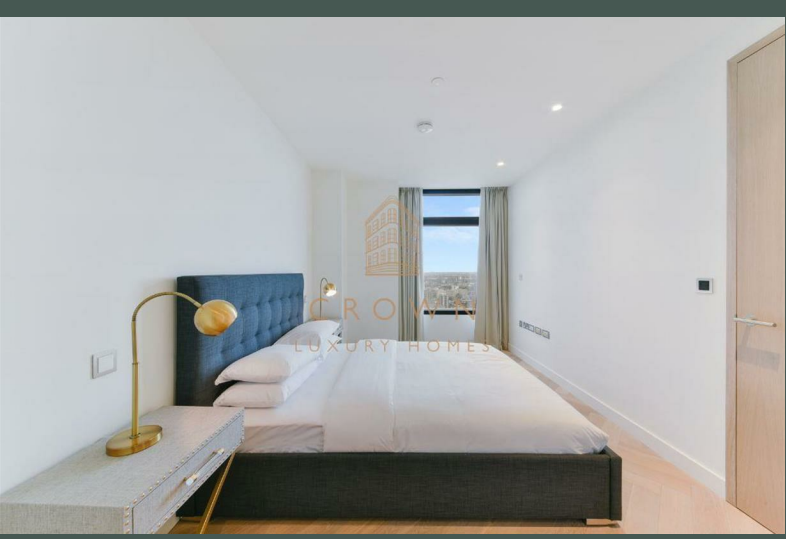
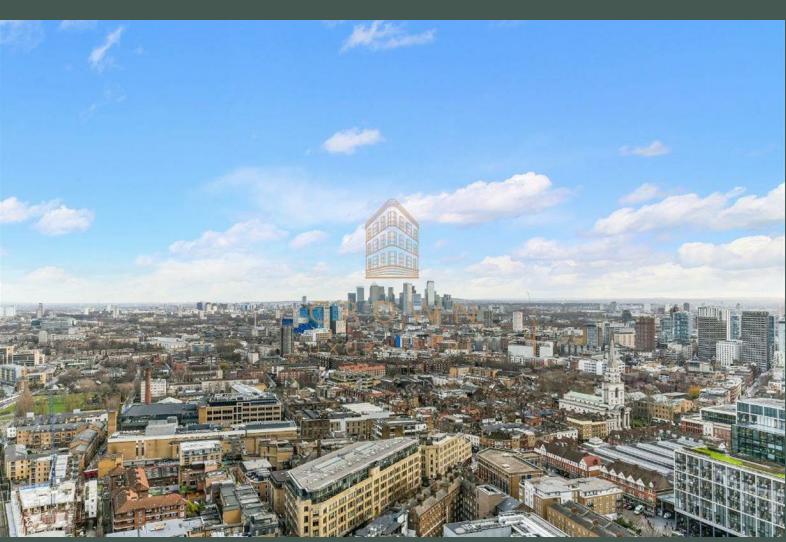
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- Short Let
- Next to Liverpool Street station
  - Residents' Gym
  - Residents' Lounge
  - Parking\*

- Private Balcony
- Residents' Swimming Pool
- Residents' Cinema Room
- 24hr Concierge



## The Property

Immerse yourself in luxury living with this stunning two-bedroom apartment at Principal Tower.

The living and dining area maximises light and space, creating a tranquil, relaxing ambiance suitable for entertaining friends and family or simply enjoying a quiet night alone. Large floor-to-ceiling windows flood the space with natural light and provide a perfect backdrop with stunning Northwest views, complemented by access to a curved balcony.

The fully-equipped kitchen boasts integrated appliances, expansive composite stone work surfaces, and a sleek stainless steel sink. Featuring a Miele oven and hob, a fridge/freezer, and a wine cooler, this spacious kitchen is perfect for showcasing your culinary skills.

This property also boasts two generously-sized, immaculately finished bedrooms, each with fitted wardrobes. The primary bedroom offers access to a luxurious en-suite bathroom adorned with traditional marble tiles, complete with a spacious tub, an overhead shower, and a well-lit vanity unit. Adjacent to the second bedroom, the second bathroom is equally impressive, featuring a walk-in shower and ample storage within the mirrored vanity unit.

## 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 beautifully landscaped communal gardens, providing serene retreats amidst the vibrancy of the city. 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

\*Short Term Let - Minimum Term 3 Months.

\*\*Parking is available under separate negotiations.

Local Council: Hackney  
 Council Tax Band: F

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

