



Principal Place, EC2A2FA
£9,900,000, Leasehold

Anderson//Rose



Principal Place, EC2A2FA

An opportunity to acquire a truly amazing duplex penthouse set on the top two floors of the outstanding and brand new Principal Tower.

The apartment profits from floor to ceiling windows throughout allowing an abundance of natural daylight and providing unrestricted views across London's skyline from virtually all angles. The property is focused around a spectacular double reception room which leads onto an state of the art open-plan kitchen/dining room with oak herringbone flooring, Miele appliances, a wine fridge and instant hot water mixer tap. All of these rooms lead onto a terrace with breath-taking views across the capital.

The exceptional finish and room proportions continues into your bedrooms, of which you have three excellent sized room and all benefits from bespoke full height wardrobes and a marble ensuite.

The apartment further benefits underfloor heating throughout, comfort cooling, an integrated speaker system and smart lighting.

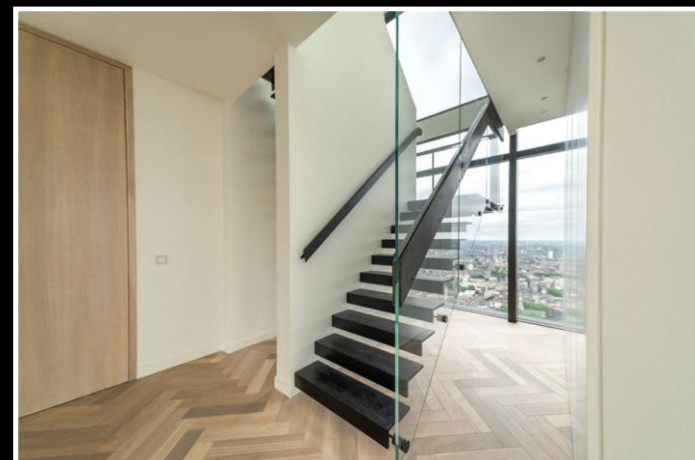
Principal Tower is a simply incredible newly built luxury tower which amenities include a luxury swimming pool, gym, steam room, sauna/spa, residents' lounge, cinema room, 24-hour concierge and underground allocated parking. The building is conveniently located at the centre of Shoreditch, looking onto the famous Spitalfields market and less than a 5 minute walk from Liverpool Street Station which provides a number of transport links with a convenient commute across both the City and the country.

Service charge & Ground Rent: £6,700

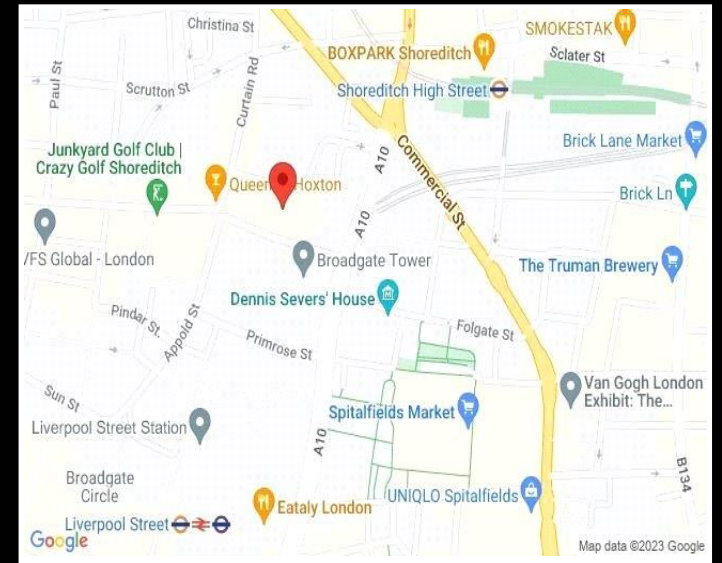
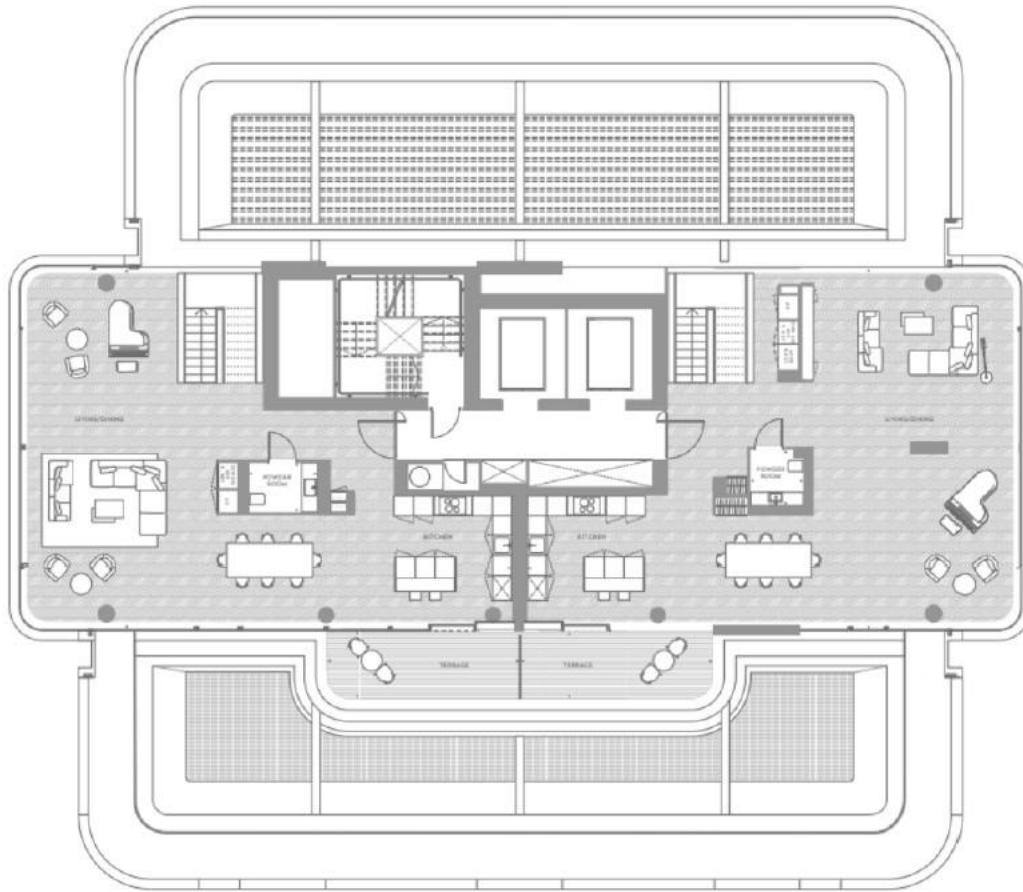
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£9,900,000

Leasehold



FLOOR 48



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

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.