



Penn Street, Hoxton, N1

Asking Price: £580,000

Benham
& Reeves

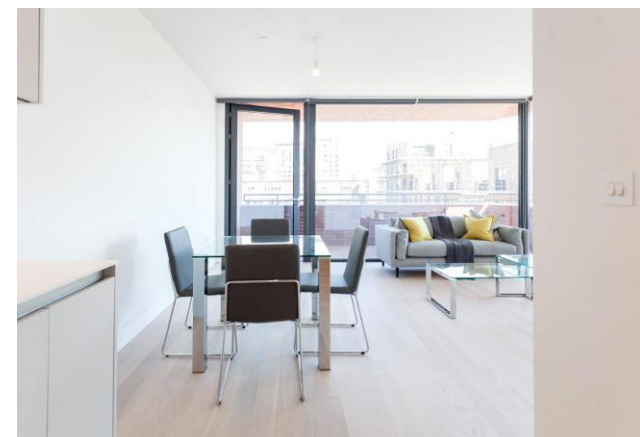
Penn Street, Hoxton, N1

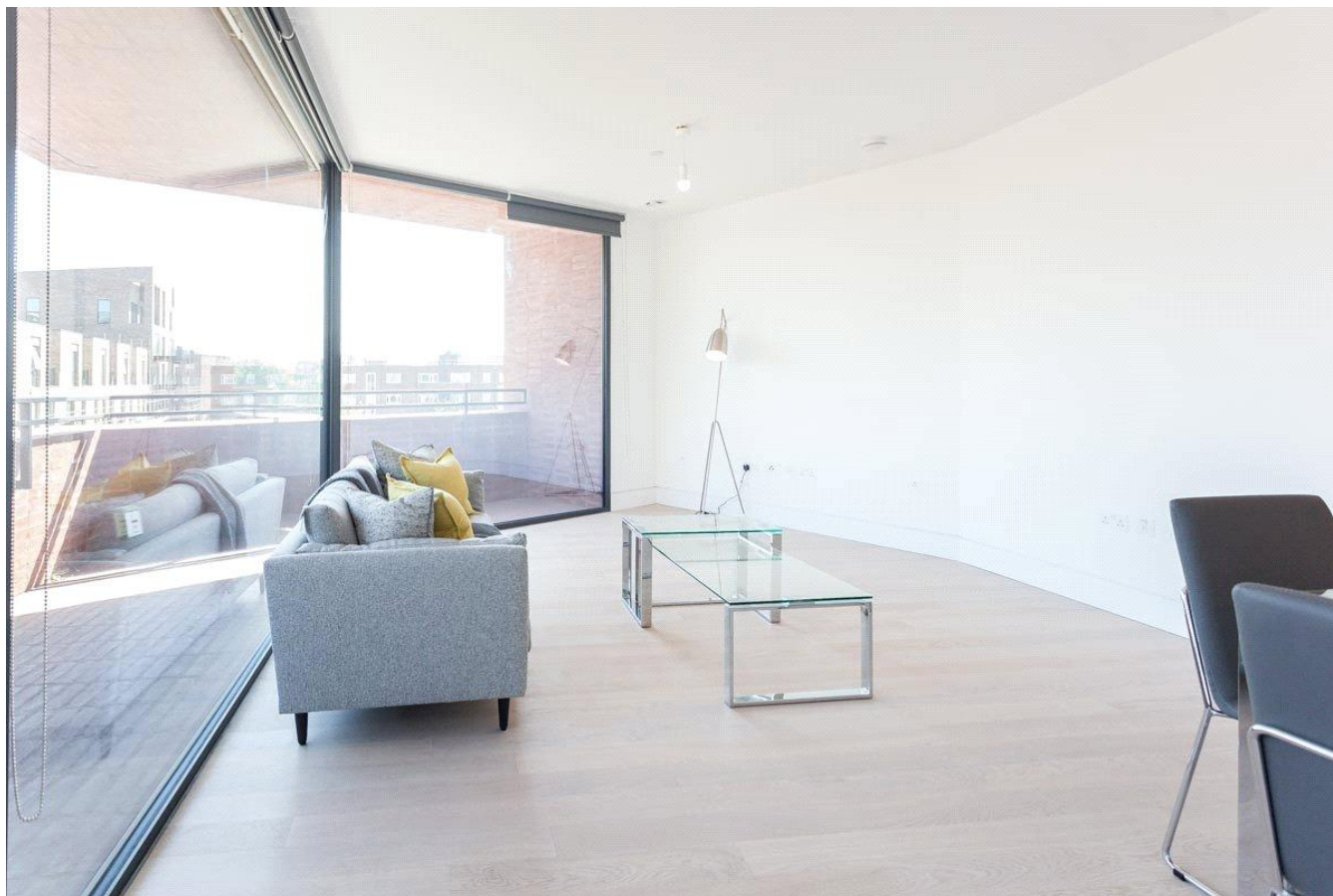
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Located on the eighth floor of the contemporary Duo Tower development, this well-proportioned one-bedroom apartment offers stylish, modern living in a vibrant and well-connected part of London. Spanning 892 sq. ft, the home features a spacious open-plan living and dining area with floor-to-ceiling windows leading onto a large private south-facing balcony, ideal for entertaining or relaxing while enjoying the open outlook.

The sleek, fully fitted kitchen features integrated appliances, while the double bedroom boasts ample built-in storage. A well-finished bathroom and additional storage complete the apartment, combining comfort with functionality.

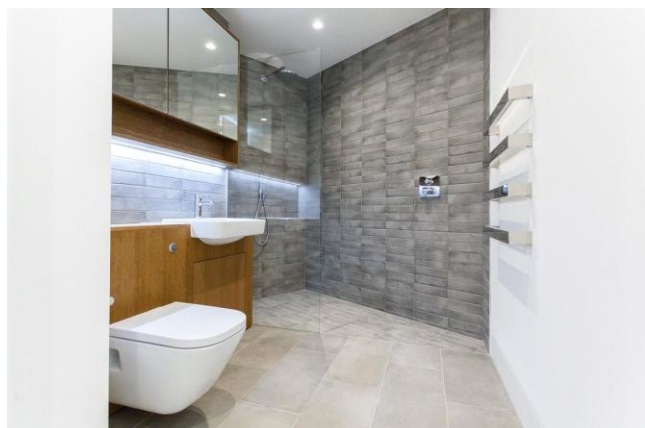
Duo Tower is a smart and secure development that offers residents 24-hour concierge services, lift access, and cycle storage, alongside nearby green spaces and local amenities. Ideally positioned between Hoxton and Islington, the apartment benefits from excellent transport links via Old Street and Angel stations, making it an ideal choice for first-time buyers, professionals, or investors seeking a high-quality home in a thriving London neighbourhood.





Property Features:

- One Bedroom
- One Bathroom
- 8th Floor
- Large Private South-Facing Balcony
- Bike Storage
- 24-Hour Concierge
- Chain Free





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area - 892 sq.ft - 89.2 sq.m

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£600,000
Tenure:	Leasehold Expires 29/10/2267 Approximately 242 Years Remaining
Ground Rent:	£600.00 (per annum) For the year 2026
Service Charge:	£4,417.00 (per annum) To June 2026
Anticipated Rent:	£2,600.00 pcm Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: NWH240078

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

