



Shoreditch High Street, Shoreditch, EC2A

Asking Price: £900,000

Benham
& Reeves

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Reeves

 1 Bedroom

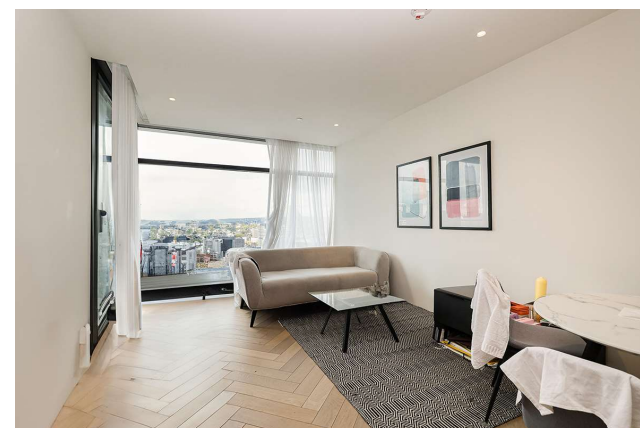
 1 Bathroom

 Leasehold

Finished to the highest standards, a superb apartment arranged over the 28th floor of a contemporary purpose-built block featuring a west-facing balcony. The property features oak herringbone flooring, LED downlighting, underfloor heating, and comfort cooling throughout. The sleek, modern kitchen is equipped with Miele and Siemens appliances, complemented by white composite stone worktops. The bathroom is adorned with marble.

Residents are welcomed by a 24-hour concierge within the building's striking, double-height lobby. World-class amenities include a residents' lap pool, spa, fully equipped gym, private lounge bar, and screening room — all designed to enhance lifestyle and convenience.

Principal Tower enjoys a prime position between the City of London and the vibrant cultural hub of Shoreditch. With five major transport hubs just a short walk away, residents benefit from seamless connectivity across London. London City Airport is also within easy reach. This is a rare opportunity to own a sophisticated home in one of London's most prestigious residential developments.

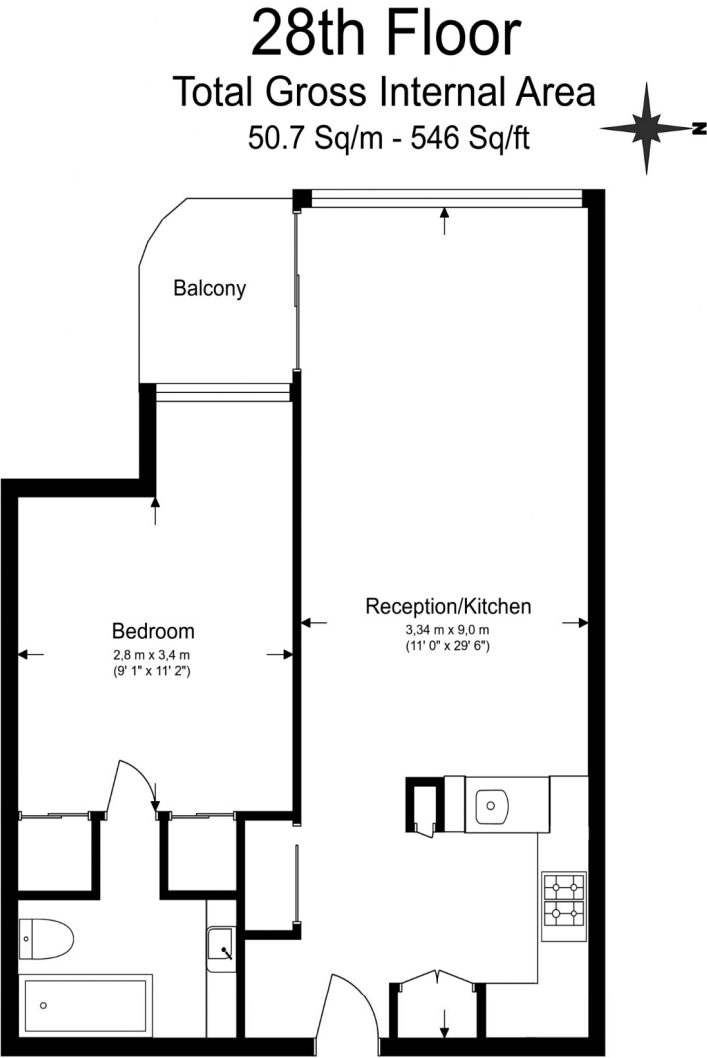




Property Features:

- One Bedroom
- One Bathroom
- 28th Floor
- 24-Hour Concierge
- Gym and Spa Facilities
- Private West-Facing Balcony
- Excellent Transport Links





Benham & Reeves

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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	

Terms & Conditions:

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

Asking Price:	£900,000
Tenure:	Leasehold Expires 06/05/3012 Approximately 987 Years Remaining
Ground Rent:	£550.00 (per annum) 2025
Service Charge:	£6,639.82 (per annum) 01/07/2024 - 30/06/2025
Anticipated Rent:	£4,000.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250087

T: 020 7213 9700
E: city.sales@benhams.com
W: www.benhams.com

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