

Principal Tower, London EC2A

🛏 1 bedroom 🛁 1 bathroom 💷 1,100,000



The Modern Estate Agent



Experience luxury living in this beautifully designed 1-bedroom apartment at Principal Tower, crafted by the renowned Foster + Partners. This elegant residence offers 519 square feet of modern living space with floor-to-ceiling windows that capture stunning city views, and a private terrace that extends your living space outdoors.

The apartment boasts premium finishes, including sleek oak herringbone flooring and underfloor heating. The kitchen is fully equipped with Miele appliances, perfect for cooking and entertaining. The spacious bedroom features bespoke wardrobes, while the bathroom is outfitted with marble finishes and Dornbracht fittings.

Residents enjoy world-class amenities such as an infinity pool, spa, gym, private cinema, and 24-hour concierge service. Located at the crossroads of the City of London and Shoreditch, this apartment offers both convenience and sophistication, making it a perfect home or luxury rental investment.



- Designed by world-renowned architects Foster + Partners
- 24-hour Concierge service
- Moments from Spitalfields Market and the Gherkin
- Private terrace
- Access to infinity pool, spa, and gym
- Great transport links nearby











UPPER HOUSE SPECIFICATIONS & MATERIALS

General

- Oak herringbone flooring throughout
- Oak timber veneer doors
- Underfloor heating
- Fan coil unit comfort cooling
- Data and telephone outlet points in all principal rooms
- Stainless steel ironmongery
- LED downlighting throughout
- Cabling for a chandelier fixture in living/dining area
- 5amp lighting sockets to living rooms and master bedrooms
- Combined washer dryer
- Kitchen and bathrooms available in two colour palettes: 'Champagne' and 'Caviar'

Kitchen

- Oak herringbone flooring
- Luxury contemporary kitchen featuring white composite stone worktops
- Wood veneered kitchen doors
- Miele 24" induction hob with extraction hood in 1 bed and small 2 bed apartments or Miele 30" induction hob and extraction hood in large 2 and 3 bed apartments
- Miele oven and combination microwave oven - Miele 24" steam oven in large 2 and 3 bed apartments
- Miele built-in coffee machine in 2 and 3 bed apartments
- Miele warming drawer in 2 and 3 bed apartments
- Full height, fully integrated Siemens 24" fridge/freezer in 1 and 2 bed apartments or Miele 30" fridge/freezer in 3 bed apartments (except floors 39 to 42 where 3 bed apartments have a 24" fridge/freezer)
- Integrated glass-fronted wine fridge
- Siemens dishwasher
- Stainless steel under mounted sink and monobloc mixer tap
- Concealed worktop lighting
- Segregated waste storage

Master Bedroom

- Oak herringbone flooring
- Bespoke full height wardrobes

Bathrooms

- Marble throughout in master en-suite - Natural stone floor tiling and porcelain wall tiles in remaining bathrooms and en-suites
- Enhanced LED spotlighting in master en-suite
- Twin basins in master en-suites in 2 and 3 bed apartments
- Dornbracht mixers, taps and shower fittings
- Dual flush WC with concealed cistern
- Mirror fronted cabinet with demist feature to mirrors. Interior of cabinets fitted with glass shelving and shaver point
- Mirror lighting except in small 1 bed apartments
- Underfloor heating
- Heated towel radiator
- Feature vanity unit with marble surround and under counter mood light

Systems

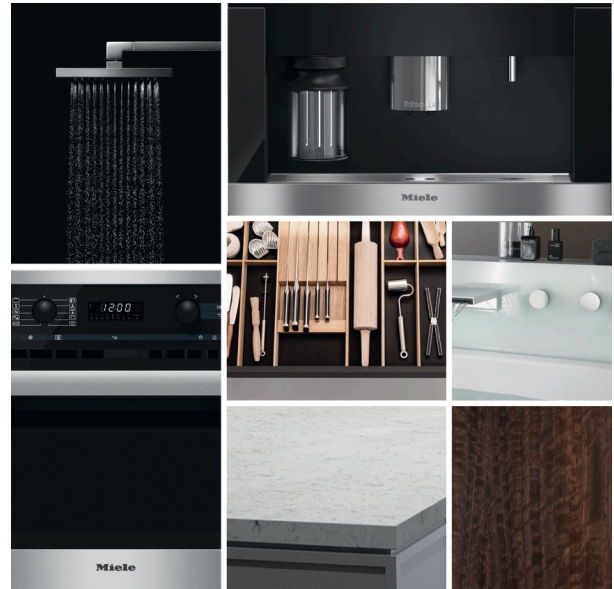
- Speakers in all en-suite bathrooms
- AV cabling infrastructure for sound, IT and TV distribution
- High speed fibre optic connection infrastructure directly into each apartment for data/telephone
- Home automation system with controllable touch panels/push buttons where applicable
- Power ready for automated blinds
- Standalone scene set lighting control in principal rooms
- Wiring for Sky+ and Sky Q television with outlets in principal rooms
- Mains powered smoke alarm with battery back-up
- Residential sprinkler system

Balconies & Terraces

- Glazed balustrade - Composite decking

Amenities

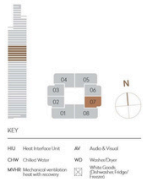
- Luxury swimming pool with adjacent jacuzzi
- Fully equipped residents' gym on the first floor
- Steam room and sauna
- Male and female changing rooms
- Residents' lounge/bar
- Residents' screening room
- 24-hour concierge service with CCTV
- Secure lift access
- Temperature-controlled storage facility for deliveries on ground floor
- Satellite TV reception
- Landscaping by award winning designers
- Right to park for 51 car spaces



APARTMENT 07

1 BEDROOM
FLOORS 24-30

APARTMENT	50.4m ² / 543ft ²	Living/dining	5.69 x 3.33m / 18'8" x 10'9"
TERRACE	3.8m ² / 40ft ²	Kitchen	3.71 x 3.33m / 12'2" x 10'9"
		Bedroom	3.83 x 2.93m / 12'6" x 9'7"
		En-suite	2.07 x 2.25m / 6'9" x 7'3"
		Terrace	3.72 x 1.07m / 12'1" x 3'5"



Scale 1:72 = 1m/29.3"

Tenure: 987 Years

Service Charge: £11.85 per square foot per annum

Ground rent: £550 per annum



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