



Worship Street  
LONDON, EC2A

Private  
part of rooodle



A two bedroom apartment in the renowned Principal Tower





We are delighted to offer a selection one, two and three bedroom apartments in this iconic residential tower situated in the heart of the City.

Principal Tower is the first residential building designed inside and out by the globally recognised Foster and Partners. The building, rising fifty storeys above the City, offers spacious, light and bright apartments that have been crafted to ensure maximum luxury and comfort. Each apartment is equipped with a balcony and far reaching views across London in all directions.

The apartments are within a five minute walk of Liverpool Street Station and just a three minute walk to Shoreditch High Street Station. Crossrail, now expected in Q3 2019, will offer direct access to Heathrow in just thirty two minutes and the remaining five London airports in under an hour. There are no less than eleven world renowned universities and colleges all within a forty minute drive of the apartments.

Completion of the apartments is expected in Q3 2019. They are offered with long 987 year leases, reasonable ground rents and service charges of between £7.5 - £8.5/sq ft. /year. There is cycle storage for 353 cycles and 50 non allocated car parking spaces.

Can't find what you're looking for? Contact us directly as we have a large number of properties for sale that are off the market.



# WORSHIP STREET, LONDON, EC2A 2FA

ASKING PRICE £1,349,000

Tenure: Leasehold

Lease Length:

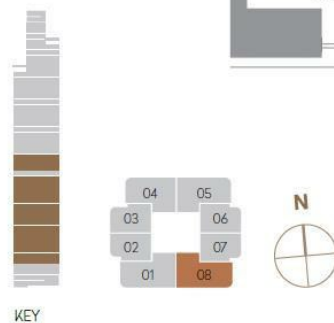
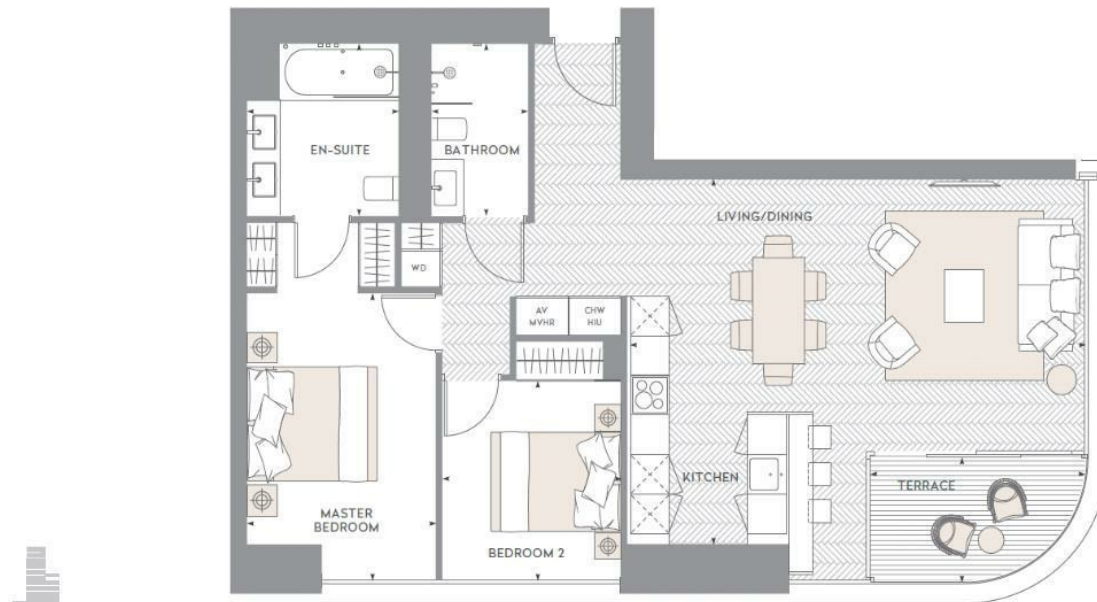
Ground Rent:

Service Charge:

Local Authority:

## TOTAL APPROX. FLOOR AREA sq ft

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



KEY  
 HIU Heat Interface Unit AV Audio & Visual  
 CHW Chilled Water WD Washer/Dryer  
 MVHR Mechanical ventilation heat with recovery White Goods (Dishwasher, Fridge/Freezer)

APARTMENT 817m<sup>2</sup> / 879ft<sup>2</sup>  
 TERRACE 5.3m<sup>2</sup> / 57ft<sup>2</sup>

Living/dining/kitchen 7.00 x 5.52m / 23'0" x 18'0"  
 Master Bedroom 2.90 x 4.35m / 9'6" x 14'3"  
 En-suite 2.33 x 2.61m / 7'7" x 8'7"  
 Bedroom 2 2.75 x 3.02m / 9'0" x 9'11"  
 Bathroom 1.49 x 2.58m / 4'11" x 8'5"  
 Terrace 3.28 x 1.88m / 8'5" x 6'2"

Scale 1:72 = 1m/39,3"

**Viewing:** Please contact our Private Office on 0207 495 2233 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

70 GRACECHURCH ST, LONDON, EC3V 0XL

0207 495 2233

private@yoodle.co.uk

yoodle.co.uk

