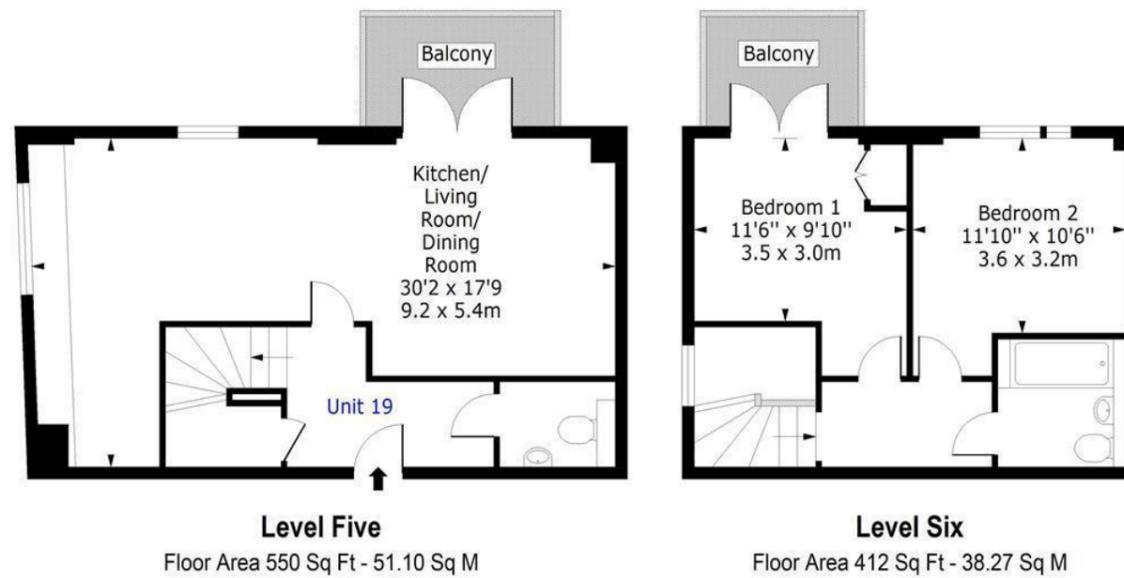


Cron dall House

Approx. Gross Internal Area 963 Sq Ft - 89.46 Sq M



For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
81	81	A	88	88	A
		B			B
		C			C
		D			D
		E			E
		F			F
		G			G

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



The Residence, Shoreditch, N1

New Build | Penthouse | 2 Bedrooms | 2 x South Facing Balconies
Great Shoreditch Location | City Views |

Asking Price: £895,000



Pitfield, London, N1 6JQ

A breath taking 2-bedroom split level penthouse apartment situated on the 5th and 6th floor of this brand new Shoreditch development. The property benefits from 2 south facing balconies with stunning city views, a bright and spacious open plan lounge / kitchen and two good sized bedrooms.

Bold and contemporary, The Residence, Hoxton captures the spirit and excitement of Old Street while retaining its quirky and cool charm. This new build apartment block blends grit with glamour to create a stand out new landmark. Fall in love with 19 exquisitely designed units of 1, 2 and 3 bedroom duplex apartments situated over six floors. Think high-end finishes, gorgeous architectural details and simple, clean interiors.

Ideally located a short walk from an array of restaurants, bars and independent shops within The Shoreditch Triangle. Old Street Station (Northern Line & National Rail) is also within a short walk.

Leasehold = 125 Years from Nov 2016

Service Charge = £1,614.41 pa

Ground Rent = £350 pa

OPENING HOURS

Monday - Thursday 9am - 6:30pm

Friday 9am - 6pm

Saturday: 10:30am - 3pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

