



# An immaculately presented apartment

**Worship Street, Shoreditch, London, EC2A**

£1,100,000 Leasehold





## 2 Bedrooms • 2 Bathrooms • 1 Reception Room

Sixth (Sub Penthouse) Floor • Bulthaup Kitchen • Carrera Marble Bathroom • Full Width Balcony • Separate Storage Room • Underfloor Heating • Comfort Cooling System • Long Lease • EPC Rating: C

### About this property

An immaculately presented, luxuriously appointed, 6th floor sub penthouse apartment. This boutique development comprises of just nine apartments adding to its exclusivity. The property comprises of an open plan living room/kitchen, luxury bathroom, spacious master bedroom with ensuite bathroom, second double bedroom and a large private terrace accessed from the living area and both bedrooms by bi fold doors.

Finished to the highest of standards, the property boasts a Bulthaup kitchen with Miele appliances including an integrated coffee machine and wine fridge. With a luxury white Carrara marble ensuite bathroom and a cream marble shower room off the hallway, underfloor heating throughout, comfort cooling, a bike store at street level and a private storage space in the development's basement. Prewired CAT 6 fibre optic cabling allows the installation of sound systems, electronic curtain control, or any intelligent domestic control system.

### Local Information

Located equidistant from Old Street and Moorgate tube stations and less than half a mile from Liverpool Street Station. Shoreditch, Spitalfields and Barbican are all within walking distance.

### Tenure

Leasehold

### Local Authority

Islington

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.

Telephone: +44 (0) 207 578 6200.







Worship Street, Shoreditch, London, EC2A  
Gross Internal Area 1,024 sq ft, 95.1 m<sup>2</sup>

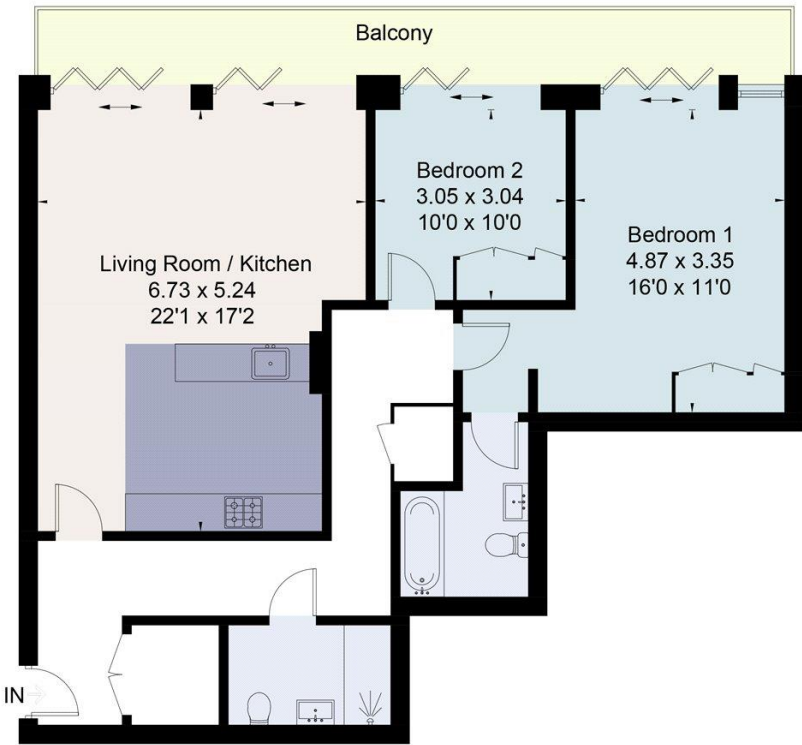


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savills.co.uk

Gavin Kennedy  
Shoreditch  
+44 (0) 207 578 6200  
Gavin.kennedy@savills.com

Approximate Area = 95.1 sq m / 1024 sq ft  
For identification only. Not to scale.  
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### Sixth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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	

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