



DUO TOWER, PENN STREET, LONDON, N1
£799,000 LEASEHOLD

A SIMPLY STUNNING TWO BEDROOM MODERN APARTMENT WITH WRAP-ROUND BALCONY

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Set across the fourth floor of this iconic development next to Shoreditch Park is this exquisite two bedroom, two bathroom flat. The property spans 841sqft and is flooded with light through floor to ceiling glass in the living area which emphasises the feeling of space and highlights beautifully crafted and well designed interiors. The open plan living space is ideal for entertaining and gives direct access to the private wrap-around balcony which offers wonderful views towards the City. The kitchen area has been perfectly designed with sleek integrated appliances and streamlined units and undercounter lighting. Both double bedrooms benefit from inbuilt wardrobes whilst the master bedroom also offers an absolutely stunning ensuite shower room. A separate family size bathroom is located off the hallway as are ample storage cupboards.

Duo Tower is one of two neighbouring hexagonal residential towers which were jointly designed by Karakusevic Carson Architects and David Chipperfield Architects and completed in 2019.

Whilst the development is set next to Shoreditch Park and boasts views over the City, it's also perfectly located for the many restaurants, pubs and shops in De Beauvoir and Hoxton. The Scolt Head, Talbot and De Beauvoir Deli are highly popular amongst locals and are situated just north of the development amongst the period garden squares of De Beauvoir whilst the bustling nightlife in Hoxton and Shoreditch is easily reached to the south. Rosemary Gardens provides a range of activities, including tennis courts and a football pitch. For the sports enthusiast, there is also a swimming pool, basketball and badminton facilities, 5-a-side pitches and at the recently built Britannia Leisure Centre. Upper Street, London Fields and Dalston are a short distance away, whilst Regents Canal provides a tranquil escape for a run, cycle or walk.

The flat is perfectly located for easy transport across London and beyond and specifically for the City and Hoxton with ample bus options providing direct routes to Old Street, Bank, Moorgate, London Bridge and Waterloo. The closest Tube station is Old Street on the Northern line, with overground access at Haggerston.

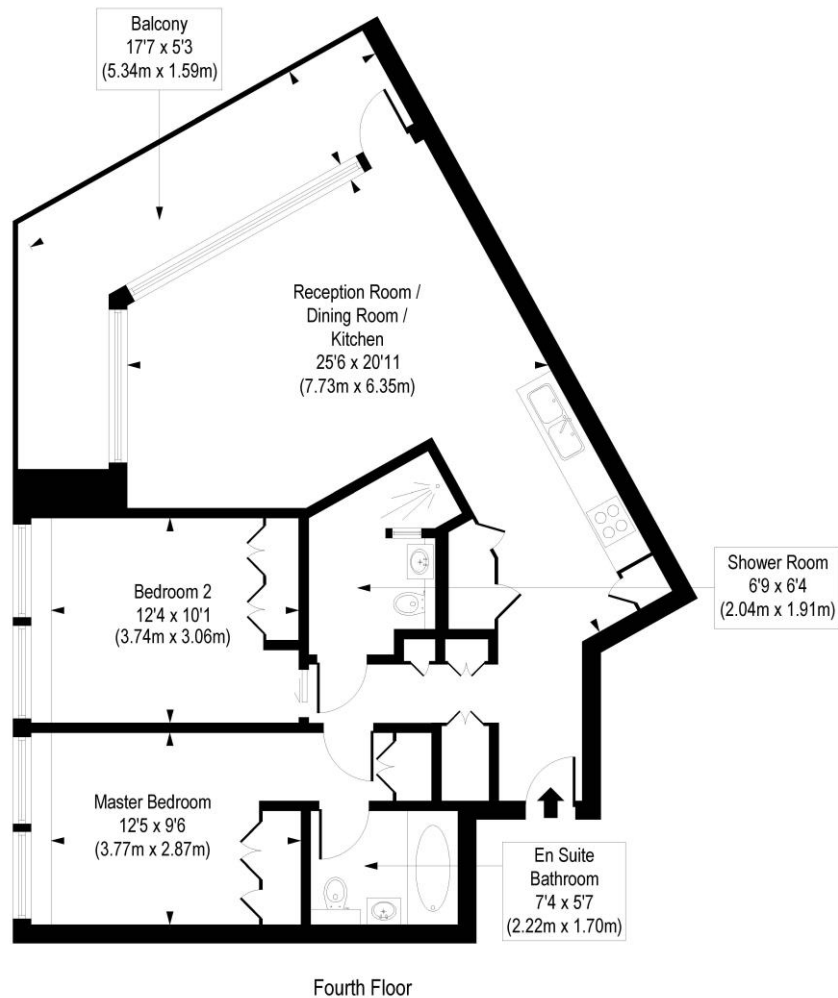
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Approx. Gross Internal Floor Area 841 sq. ft / 78.15 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B	86	86
(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	

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