

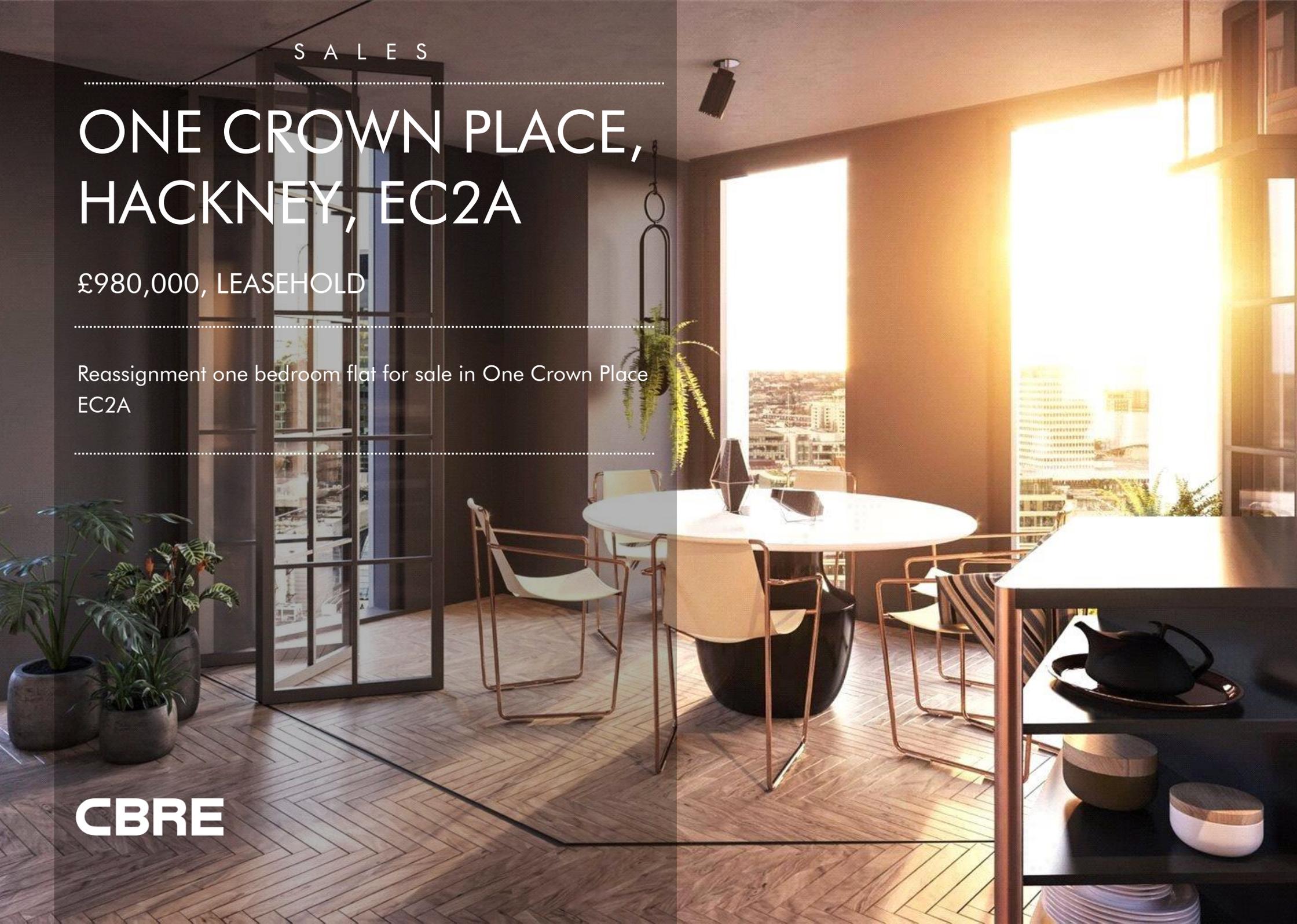
S A L E S

ONE CROWN PLACE, HACKNEY, EC2A

£980,000, LEASEHOLD

Reassignment one bedroom flat for sale in One Crown Place
EC2A

CBRE



THE APARTMENT IS LOCATED ON THE 8TH FLOOR OF THIS DEVELOPMENT AND EXTENDS TO APPROXIMATELY 59 SQ. M (638 SQ. FT.)

All apartments feature oak herringbone flooring to hallway, living room, kitchen and master bedroom, underfloor heating throughout and comfort cooling to reception rooms and bedrooms and 24 hour onsite security with CCTV monitoring. All occupants will further benefit from an array of amenities including 24 hour dedicated concierge, residents' lounge, screening room, work hub, gym, private dining room, treatment room and communal terrace.



Located in London's historic Sun Street conservation area, the development is set to deliver a total of 246 private apartments distributed amongst two towers, a boutique hotel, 140,000 sq ft of premium office space, retail units totalling 7,000 sq ft, and a historic Georgian terrace that will be fully restored as part of the scheme.

One Crown Place is centrally located and is within 3 minutes' walk from Liverpool Street station with Shoreditch and Old Street a short walk away. The rest of London, from the West End to Canary Wharf is easily accessed by tube and there are quick connections to all London airports. Furthermore, Crossrail services are scheduled to begin at Liverpool Street Station in 2018 creating a faster and more efficient route for travelling both east and west.

Walking times:

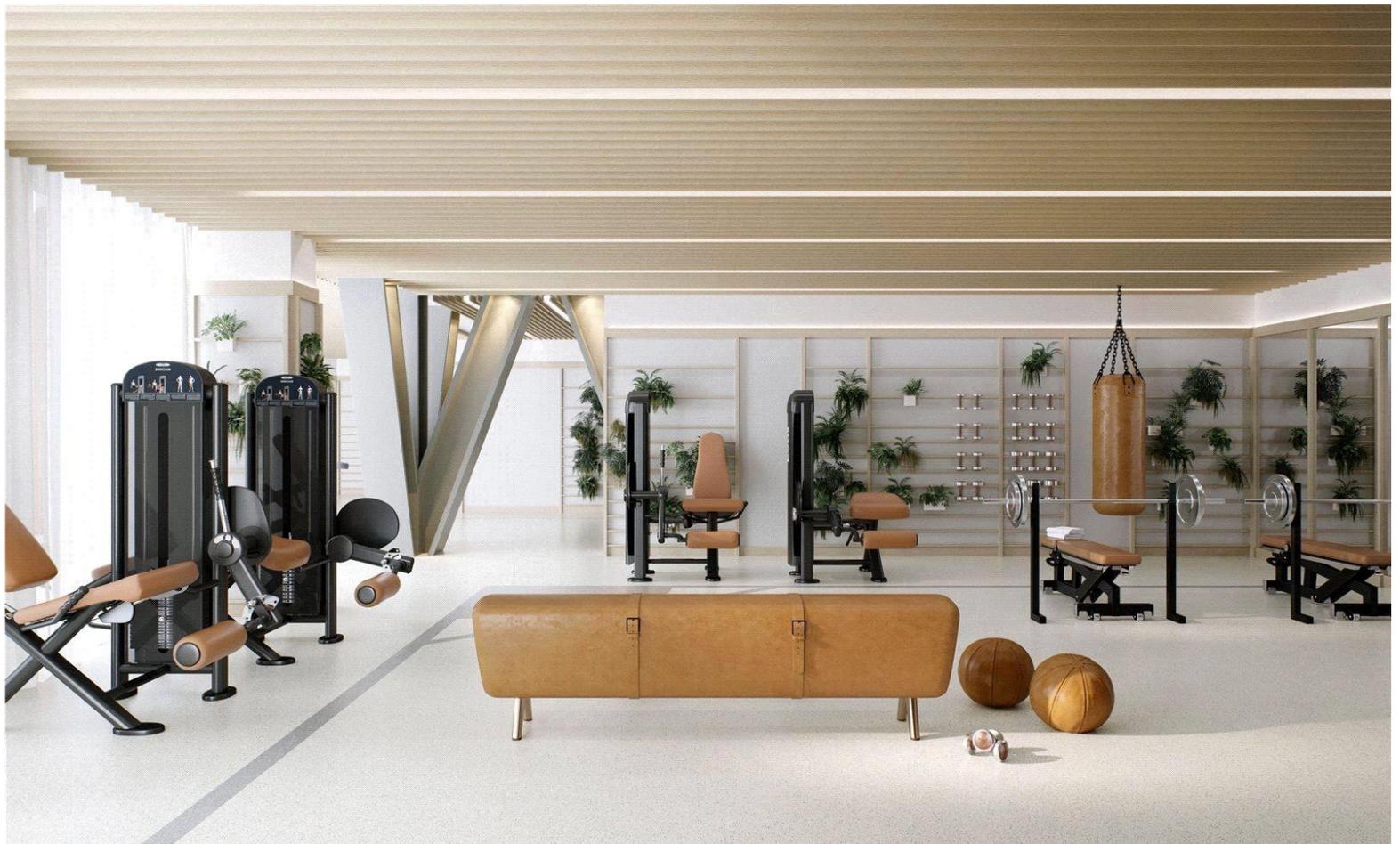
Liverpool Street Station – 3 minutes
Moorgate Station – 5 minutes
Old Street Station – 8 minutes
Shoreditch High Street Station – 12 minutes
Bank Station – 13 minutes

Travel times:

London Bridge – 7 minutes
King's Cross St Pancras – 8 minutes
Oxford Circus – 10 minutes
Victoria – 14 minutes
Tottenham Court Road – 4 minutes (Elizabeth Line)
Canary Wharf – 6 minutes (Elizabeth Line)
Paddington – 10 minutes (Elizabeth Line)
Heathrow Airport – 35 minutes (Elizabeth Line)
Gatwick Airport – 40 minutes

Anticipated completion Q1 2021

Computer generated imaged for indicative purposes only





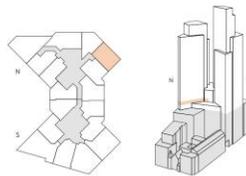
ONE CROWN PLACE

N806

1 bedroom apartment
North
Floor 8



Total internal area	59sqm	638sqft
Living room	4.03m x 3.37m	13'2" x 11'0"
Kitchen	6.38m x 2.93m	20'11" x 9'7"
Winter garden	2.05m x 2.61m	6'8" x 8'6"
Bedroom	3.13m x 2.89m	10'3" x 9'5"



C - CUPBOARD E - ELECTRICAL ES - EN-SUITE FF - FRIDGE/FREEZER SC - SERVICE CUPBOARD WD - WASHER/DRYER IEE - EXPOSED TRUSS

Any areas, dimensions, measurements or distances are approximate. All floorplans are for approximate measurements only and intended to give a general indication of the proposed floor layout. All measurements are within a reasonable tolerance in accordance with the sales contract and are provided as Gross Internal Areas according to the Royal Institution of Chartered Surveyors Code of Measuring Practice. Kitchen and bathroom layouts are indicative only and subject to change. Furniture is shown for illustrative purposes only.

54 WILSON STREET, LONDON EC2A 2ER 020 7205 2697 ONECROWNPLACE.COM

Price: £980,000 subject to contract
Tenure: Leasehold
Service Charge: £4,466 per annum
Ground Rent: £500 per annum

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