



Trinity Square, London
EC3N



Beyond your expectations

Unique Views over Tower Bridge.

Hamptons International

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www.hamptons.co.uk

2 Bedrooms | 906 Sq.Ft | Views Over Tower Bridge | Penthouse | One Street North Of The Thames |
Service Charge- £4000 Approx Pa | Ground Rent- £150 Pa | Lease Length- 228 Years

Asking Price £925,000 Leasehold

Description

Offering genuinely unique views over The Tower of London and Tower Bridge is this wonderful two bedroom two bathroom apartment in a grand period building in Trinity Square, one street away from the River Thames.

This penthouse apartment is well presented with high ceilings throughout and has a spacious reception room which is perfect for entertaining. The two bedrooms are of generous proportions, with the master bedroom having an ensuite bathroom and built-in wardrobes.

It is situated on the front of the building which has recently had its grand entrance hall and communal parts refurbished throughout. Occupants have the right to obtaining a parking permit in the Corporation of London car park across the road.

There are very few locations in London as desirable as this and with the recent completion of one of London's most luxurious hotels on the same street at the adjacent to Trinity Square, which will only add to the profile of the area, making this flat a must-have for any discerning City buyer.

Location

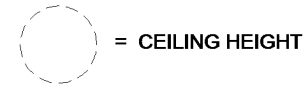
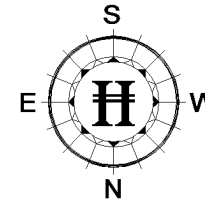
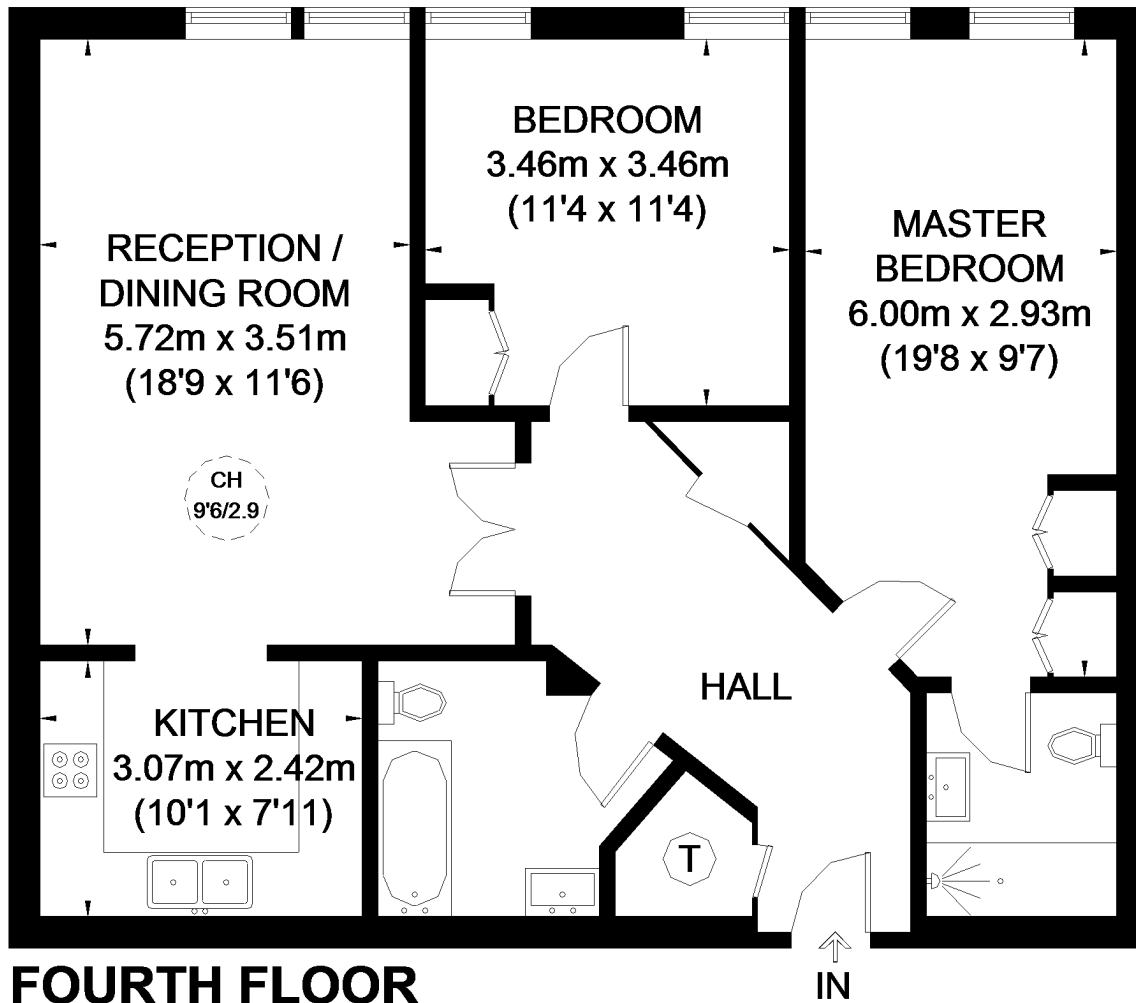
Trinity Square is located at the eastern edge of the Square Mile, making it ideal for anybody wanting a short walk to work in the City. It is situated minutes from Tower Hill (Circle and District Line) tube station and is in sight of The Tower of London and Tower Bridge.

It is also within easy reach of both Fenchurch Street and Docklands Light Railway, giving access to those working in Canary Wharf.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(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	

TRINITY SQUARE



APPROXIMATE GROSS INTERNAL AREA
906 SQ. FT. (84.2 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID275144)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

