



HUNTERS®
HERE TO GET *you* THERE



3



2



1



B

Standard Place, Shoreditch, EC2A

£895,000



This stunning three bedroom penthouse apartment is a true gem, boasting not only a stylish design but also a STUNNING PRIVATE TERRACE offering breathtaking city views.

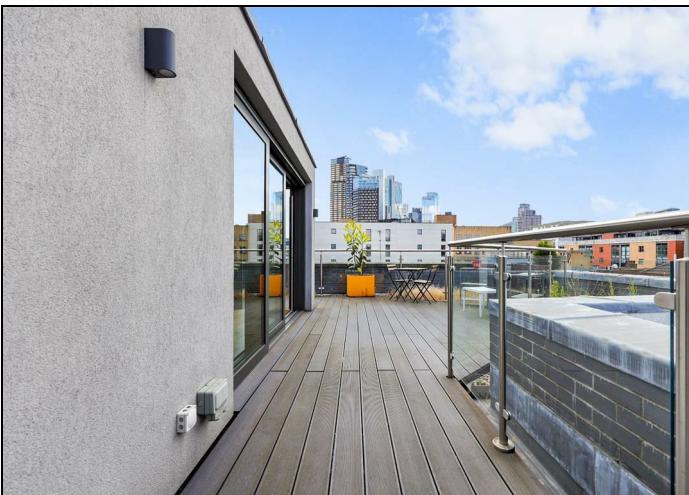
As you step into this property, you'll be greeted by a spacious reception room flooded with natural light streaming in through large windows, creating a bright and airy atmosphere throughout. With three spacious bedrooms and two modern bathrooms, this penthouse offers both comfort and convenience.

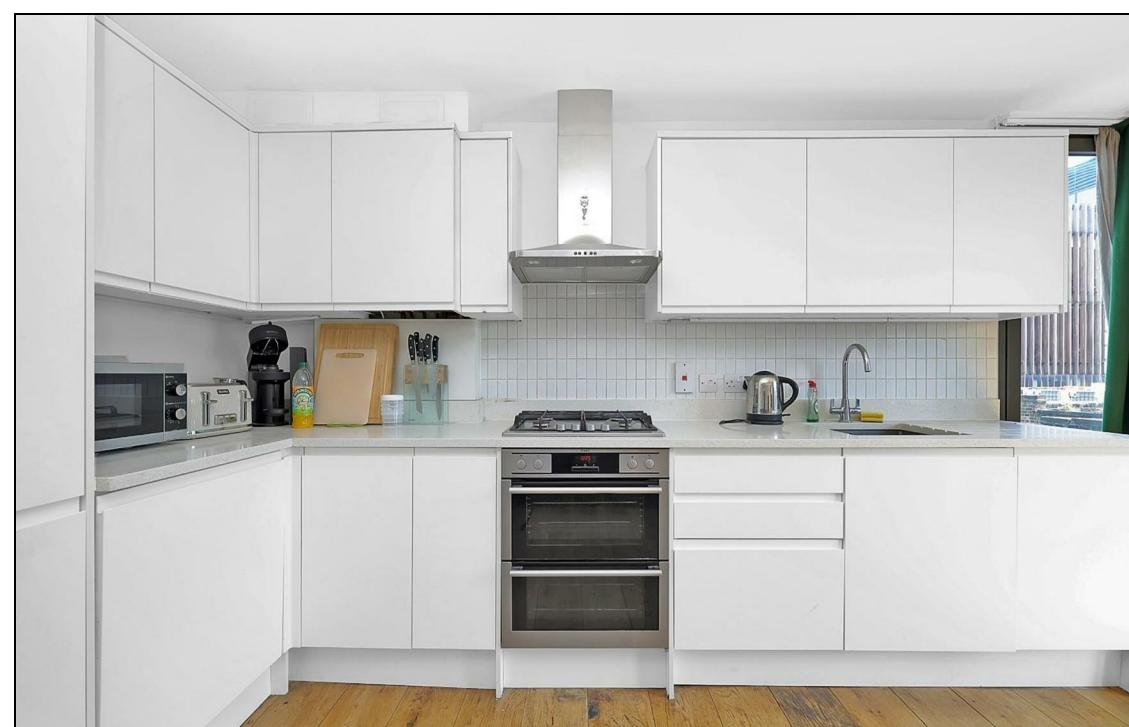
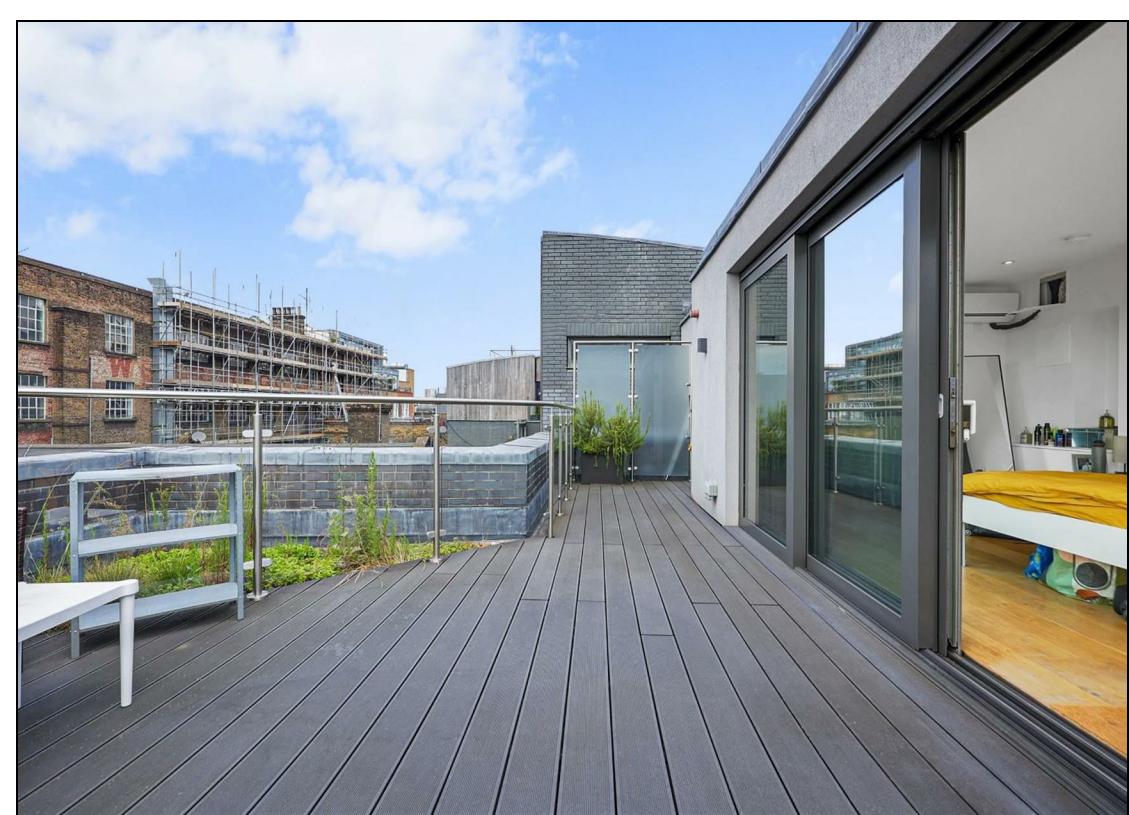
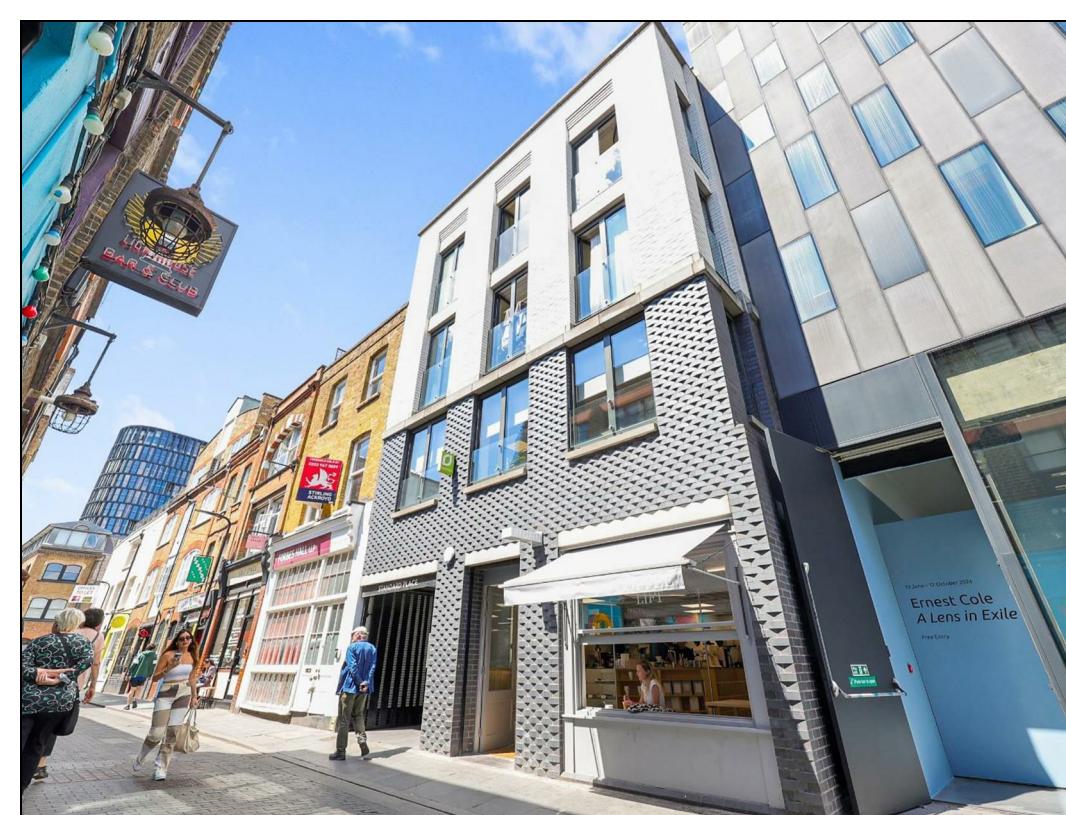
Enviable located in the heart of Shoreditch. Imagine being just a stone's throw away from trendy cafes, quirky boutiques, and buzzing nightlife - the best of London right at your doorstep!

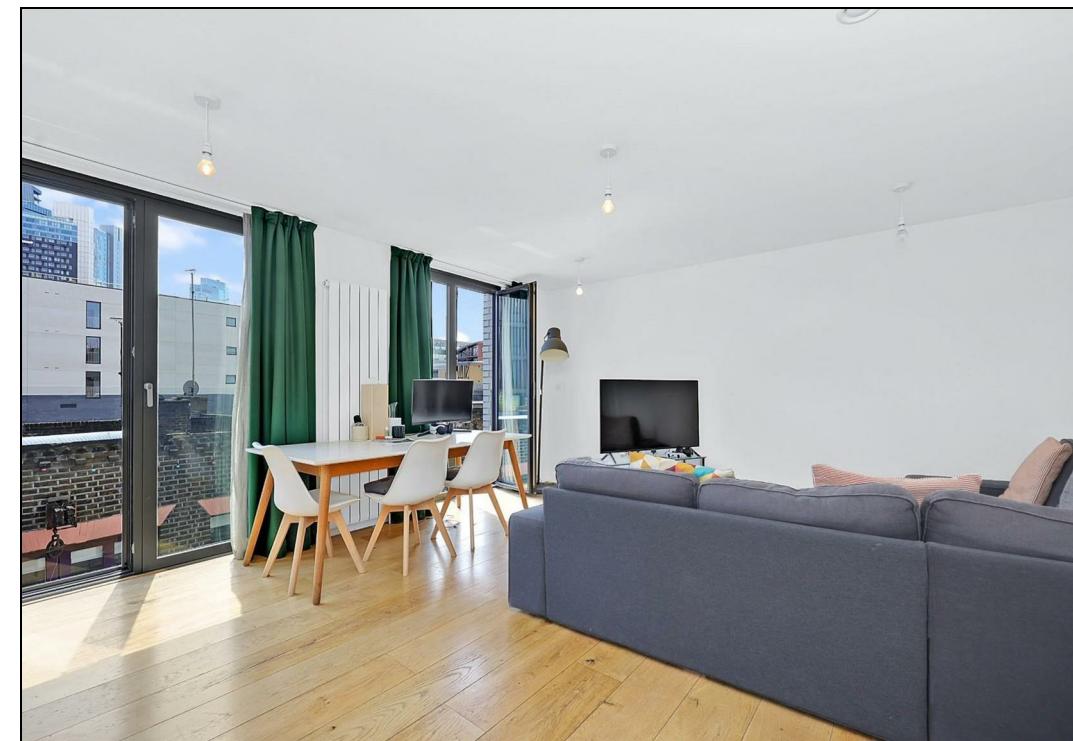
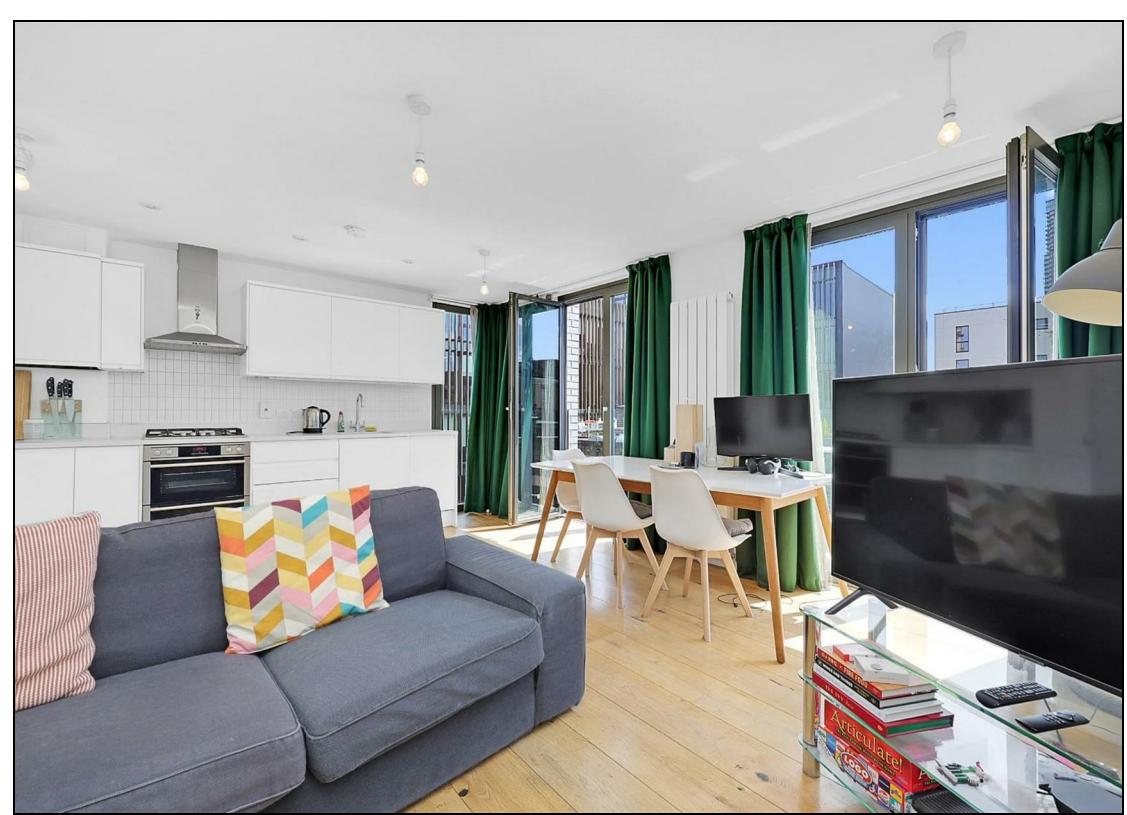
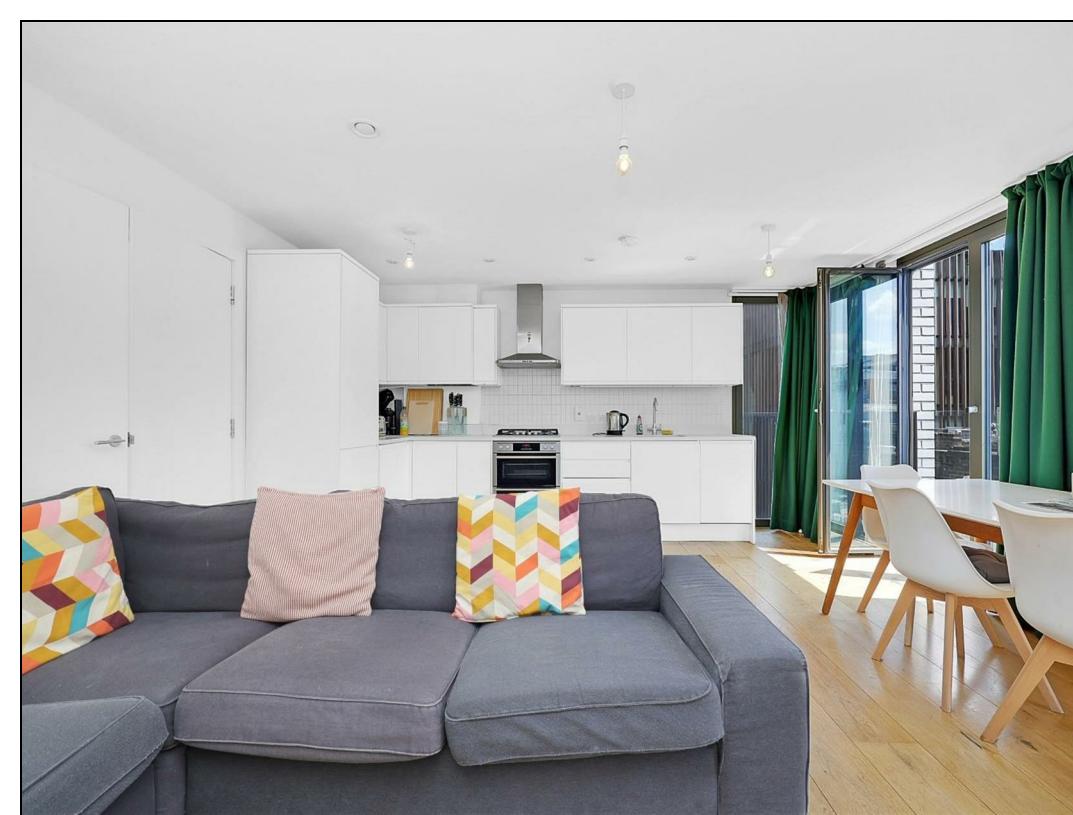
Excellent transport links with Old Street, Liverpool Street and Shoreditch Stations all within a short walk.

KEY FEATURES

- Stunning Penthouse Apartment
- Three Double Bedrooms
- Private Roof Terrace
- Long Lease
- Wooden Floors
- Shoreditch Triangle
- Service Charge = £3202 pa
- Ground Rent = £250 pa
- Lease = 250 Years From 2016







HUNTERS

Standard Place, EC2A

CAPTURE DATE: 22/07/2021 LASER SCAN POINTS: 3,208,256

GROSS INTERNAL AREA

85.66 sqm / 922.04 sqft

— Fourth Floor

TERRACE
8.57m x 4.96m
(28'1 x 16'3)

BEDROOM 2
4.86m x 2.97m
(15'11 x 9'9)

— Third Floor

MAIN BEDROOM
4.16m x 3.57m
(13'8 x 11'9)

BEDROOM 3
3.58m x 2.75m
(11'9 x 9'0)

KITCHEN/RECEPTION
5.41m x 4.76m
(17'9 x 15'7)

GROSS INTERNAL AREA (GIA)
The footprint of the property
85.66 sqm / 922.04 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
80.32 sqm / 864.55 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
25.04 sqm / 269.53 sqft

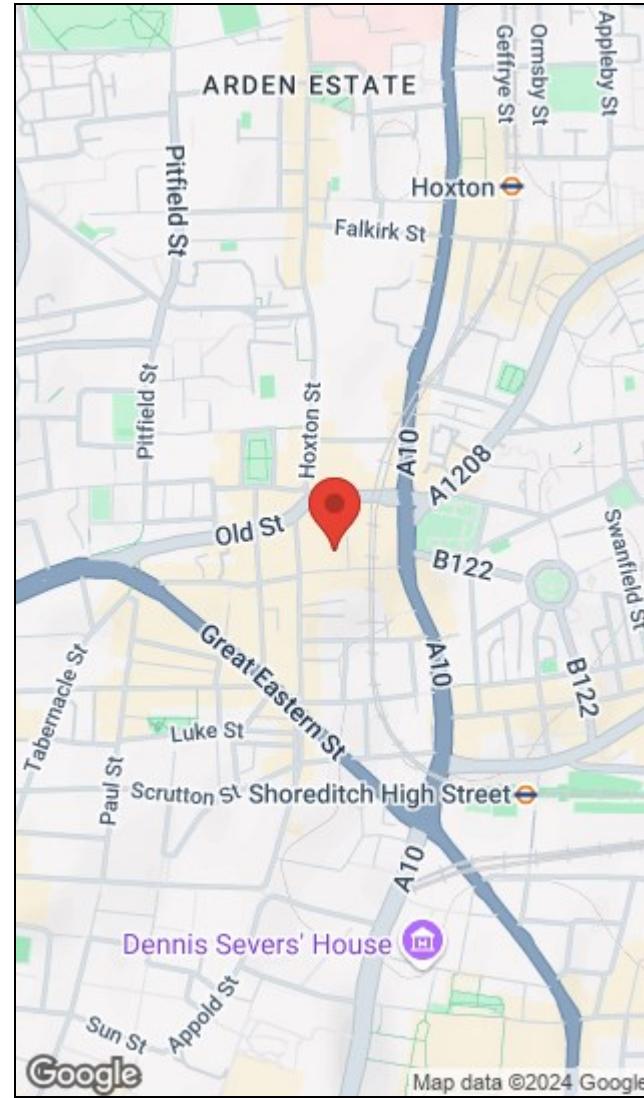
RESTRICTED HOLD HEIGHT
Limited use area under 1.8m
0.09 sqm / 0.97 sqft

Specified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Please note that these plans are for guidance only and are not an accurate
representation of the property. Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurement captured in the scan.

Area as measured: 107.77 sqm / 1130.03 sqft

Area as assessed: 105.81 sqm / 1130.26 sqft

Area ref: 601104051441806036000001



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)		(92 plus)	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

110 Curtain Road, London, EC24 3AH | 020 7613 1798
shoreditchlettings@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by PR Alliance Ltd | Registered Address: 110 Curtain Road, London, EC2A 3AH | Registered Number: 6242984 England and Wales | VAT No: 918 7157 96 with the written consent of Hunters Franchising Limited.