



One Bishopsgate Plaza, 80 Houndsditch EC3A

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

One Bishopsgate Plaza, 80 Houndsditch EC3A

The property

A stunning two double bedroom luxury private apartment (946sqft) is brought to market with far reaching views across the iconic City of London skyline from The Sky Residences above Europe's first Pan Pacific Hotel.

No compromise has been spared in the fitout of this landmark building that has 24-hour concierge reception with private residents' lounge and roof terrace for apartments starting from the twentieth floor. Lift access leads to the apartment's front door and entrance hall with side table and double cloak cupboard.

The interior design has been upgraded and finished to an exemplary standard by MILC Interior Design London. Silk textured wallpaper by ARTE of Italy cover internal walls, which leads to the dual aspect open plan drawing, dining and kitchen. This principal reception room has impressive far-reaching views to North and East towards Canary Wharf. The views illuminate at dusk to a pleasant nightscape view, which can be closed out when the automated upholstered curtains are drawn. The full height automated windows can be adjusted to take fresh air, in addition to the air conditioning in the apartment. The scale of these windows allows one to best capture the stunning iconic landmark views.

The sofas are MISA Paris alongside bespoke cabinetry, marble side tables, central dining table with four cow hide armchairs all in front of a 65inch OLED LG television, providing a sophisticated feel, ideal for relaxing or entertaining.

The fully fitted contemporary kitchen with marble-style splashbacks, surfaces and satin wall and base units and Miele integrated appliances.

The principal double bedroom has en-suite dressing and shower rooms, which are finished to the highest standard, including vanity units, dressing wardrobes, quality taps and fittings surrounded by marble and porcelain finishes. The 180 x 200 bed and headboard by Cotswold Bed Company is surrounded by floor to ceiling storage and wardrobes. The guest double

bedroom is equally well presented with fitted wardrobes, side tables and enjoys the same far-reaching views.

In all this is a very special apartment, affording turn-key quality presentation ready to move into and enjoy.

Situation

Located in the heart of The City of London's financial centre, this apartment delivers the sophistication of Mayfair to The City Centre. A full range of facilities provided by the Pan Pacific Hotel are available. Access to bars, restaurants, residents' lounge, 18.5m infinity swimming pool, sauna, steam room, gymnasium, treatment room and mindfulness centre for Pilates and Yoga. Further apartment specific services can be purchased including room service and dining, cleaning and linen service and fresh flowers.

The immediate area has a broad range of retail shops, cafes, internationally renowned restaurants and amenities within London's famous square mile.

There are a number of good schools in the area. Including:

Guildhall School of Music, Cass Business School, London Metropolitan University, City of London School for Girls.

There are also excellent transportation routes, including:

CROSS RAIL (Journey Time)

Canary Wharf 6 min

Bond Street 7 min

Paddington 10 min

LONDON UNDERGROUND

King's Cross St Pancras 11 min

Liverpool Street Station 2 min

London Bridge 13 min

Oxford Street 11 min

INTERNATIONAL AIRPORTS

London City 27 min

Heathrow 35 min

Gatwick 50 min

HISTORIC LONDON

In striking distance are Old Spitalfields Market 7 min

Leadenhall Market 8 min

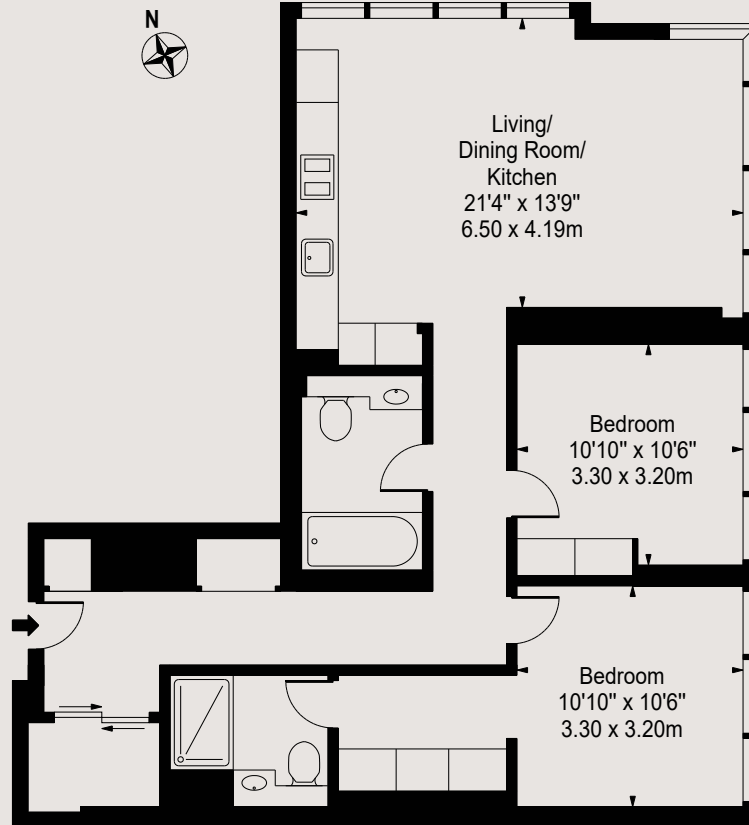
The Royal Exchange 9 min





One Bishopsgate Plaza

Approx. Gross Internal Area 946 Sq Ft - 87.89 Sq M



Twenty Fifth Floor

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Terms

Local Authority: City of London

Tenure: Leasehold 993 years unexpired.

Service Charge: £11,200 pa (Including communal cleaning, building insurance, 24-hr concierge, access to residential lounge, meeting rooms, games room, roof terrace, hotel swimming pool and gymnasium).

Ground Rent: Peppercorn

Council Tax: H

EPC: B

Services: Climate controlled heating and cooling, underfloor heating to bathrooms

Fixtures & Fittings: Certain items may be excluded from the sale but can be purchased by separate negotiation.

Asking Price: £2,200,000

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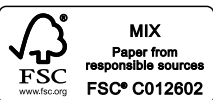
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