

AUCOOT



ADDRESS

Mono Tower, London N1

PRICE

£875,000

ARCHITECT

David Chipperfield and Karakusevic Carson

INFORMATION

Situated on the 13th floor, this two-bedroom, two-bathroom apartment with secure parking exemplifies contemporary London living, with unrivalled views across the city from its private terrace and all the upscale, modern benefits you would expect from a brand new development. Designed by renowned architects Karakusevic Carson and David Chipperfield, Mono Tower is one of two striking hexagonal buildings on Hoxton's Penn Street, N1. The covetable location next to Shoreditch Park is ideal, offering easy access to London's most fashionable business and leisure districts, and beyond. A secure parking space is available by separate negotiation.

What sets this apartment apart from its neighbouring homes is the stunning bespoke plywood kitchen by Uncommon Projects – the only one of its kind in Mono Tower. Brushed brass handles add accent to the dark-grain of the cabinet fronts, whilst a mixture of exposed and concealed shelving provides plenty of storage. Appliances are seamlessly integrated and include a Miele dishwasher, fan-assisted oven, electric hob and fridge-freezer. It's all finished off with Uncommon Projects' signature exposed plywood edging.

Continue through the open-plan kitchen, dining and living space to discover the breathtaking, panoramic view from the incredible full width, floor-to-ceiling windows, which also provide access to a wrap-around, covered terrace. The city's iconic skyline and amazing sunsets are the entertainment here; the Shard, London Eye, the BT Tower and even Wembley Arena pepper the horizon, with the nearby Regent's Canal and Shoreditch Park making up the vista's foreground.

Back inside, the apartment's bright and airy two double bedrooms are situated off the entrance hallway. Set to the left, the master bedroom benefits from full-width windows, built-in wardrobes and an en suite complete with bath, over-bath rain shower and integrated storage. The second bedroom features full-width windows again, as well as built-in wardrobes. This room's sliding pocket entrance door makes a characterful feature and maximises the use of the space.

The second bathroom is home to a large walk-in rain shower, lined in textured grey metro tiles and featuring a recessed shelf with concealed lighting, as well as a hand-held shower. The integrated basin and WC sit below a generous stretch of mirror-fronted shelves, providing ample storage.

Further full-length storage cupboards can be found integrated into either side of the hallway, one of which incorporates additional hanging space.

The development's contemporary conveniences extend to a video entry system, a 24-hour concierge, an online parcel collection service, a sign-up weekly laundry service and hyper optic broadband. Secure cycle storage provides a safe place to keep bikes, and this apartment benefits from rare access to one of just 35 basement

car parking spaces (which is available by separate negotiation).

Located on the corner of Penn Street and Bridport Place, Mono Tower's covetable N1 postcode leaves you within easy reach of some of London's most sought-after leisure and business districts. The independent galleries, cafes, bars, restaurants and boutiques of Shoreditch are a short stroll away, and the weekend antique markets of Islington can be easily reached with a leisurely wander along the nearby Regent's Canal. Columbia Road Flower Market could become another weekend staple, whilst the vibrancy of Dalston is easily accessible too.

Old Street tube station (Northern Line, Zone 1) is a 17-minute walk to the south, whilst Hoxton overground station (Zone 1+2) is just 15 minutes away by foot to the east. The transport hubs of Liverpool Street, King's Cross and London Bridge are all within easy reach as are many bus routes too.

LEASE LENGTH

Approx 248 years

SERVICE CHARGE

Approx £4,008pa

EPC

=tbc
