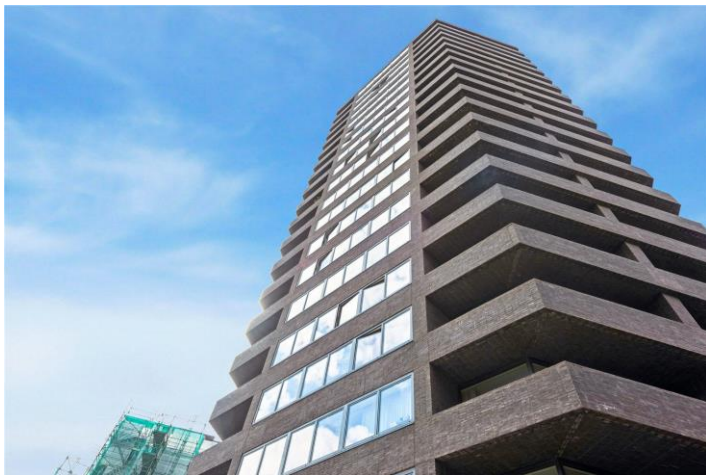




**MONO TOWER, PENN STREET, LONDON, N1
OFFERS IN EXCESS OF £600,000 LEASEHOLD**

**A 619 SQ. FT. ONE BEDROOM APARTMENT ON THE
11TH FLOOR OF AN IMPRESIVE DEVELOPMENT WITH
VIEWS OF THE SHOREDITCH PARK AND THE CITY.**

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

Set on the eleventh floor of the iconic Mono Tower, this exceptional one-bedroom apartment enjoys a generous wrap-around private terrace with panoramic views across Shoreditch Park, the London skyline and beyond. Despite its central location, the apartment offers a remarkably peaceful setting, providing a rare balance of green space, privacy and connectivity in the heart of East London.

Extending to approximately 619 sq ft, the apartment is flooded with natural light through floor-to-ceiling glazing, creating a wonderful sense of space throughout. The open-plan reception room and kitchen have been thoughtfully designed for modern living and entertaining, with sleek integrated appliances, contemporary cabinetry and direct access to the expansive terrace, offering a seamless connection between indoor and outdoor living. The impressive expanse of glazing frames far-reaching views while enhancing the feeling of light and space throughout the apartment. The generous double bedroom features built-in wardrobes and uninterrupted views, while the contemporary bathroom is finished to a high standard. Excellent storage is provided throughout, including two separate hallway cupboards in addition to the fitted bedroom wardrobes.

Mono Tower forms part of the renowned Hoxton Press development, designed by David Chipperfield Architects and Karakusevic Carson Architects. Positioned beside Shoreditch Park, the development combines striking contemporary architecture with one of East London's most desirable locations. Residents benefit from a concierge service, secure entry system, a long lease and the peace of mind of a professionally managed development. The development is perfectly positioned for the cafés, restaurants and independent shops of De Beauvoir, Hoxton and Shoreditch. Upper Street, London Fields and Dalston are all within easy reach, while Regent's Canal is just moments away, providing a picturesque setting for walking, running and cycling through some of East London's most vibrant neighbourhoods. For sports enthusiasts, Shoreditch Park and Rosemary Gardens are on the doorstep, offering tennis courts, football pitches and open green space. The recently redeveloped Britannia Leisure Centre provides a swimming pool, gym, basketball and badminton facilities, while Regent's Canal offers a picturesque setting for walking, running and cycling.

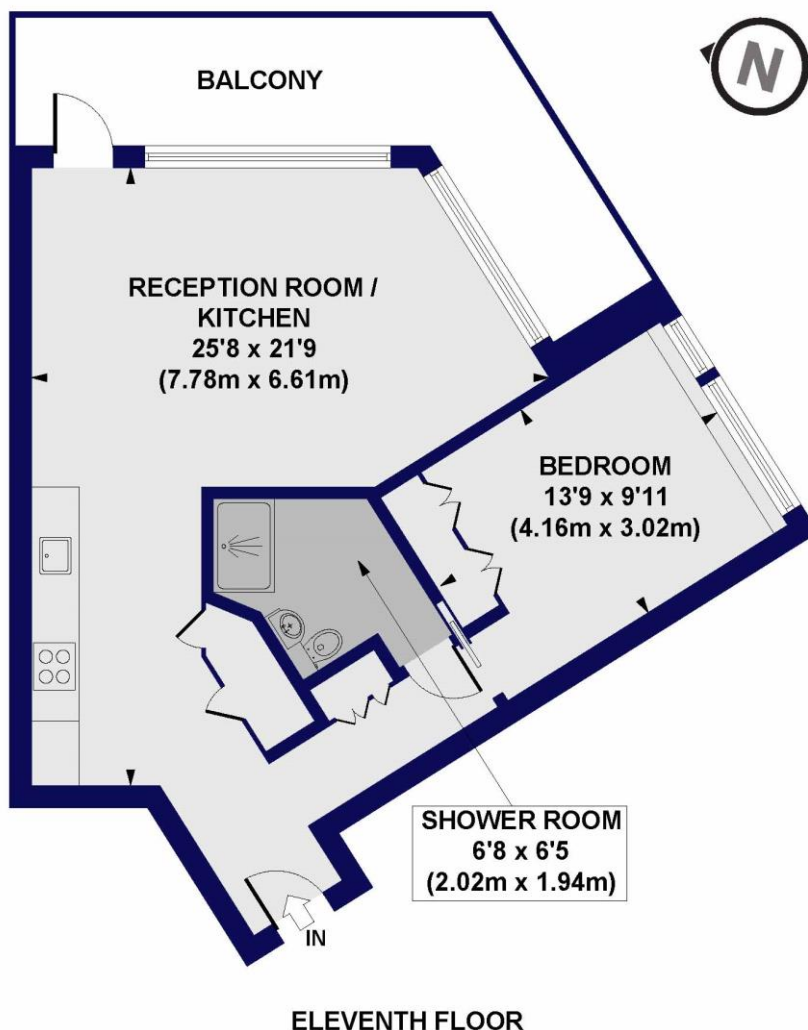
Transport links are excellent, with Old Street Station, Haggerston Overground and numerous bus routes providing swift connections to the City, Canary Wharf, King's Cross and the West End.

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Mono Tower, Penn Street, N1
Approx. Gross Internal Floor Area 619 sq. ft / 57.53 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HH260212>

Tenure: Leasehold

Term: 241 year and 4 months (Subject to change)

Service Charge: £4,618 per annum (approx.)

Ground Rent: £0 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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