



Pitfield Street N1

Leasehold

2 Bed 3 Bath

Internal: 1044 sqft (approx) plus 465 sqft (approx) of outside space

Available to purchase for the first time is this custom built 2 bed 3 bath lateral Penthouse apartment spanning over 1,000 sqft (approx) plus 3 private terraces within an Amsterdam inspired, boutique building located on Pitfield Street N1.

- 3 private terraces
- Boutique development
- Direct lift access

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Entering this unique penthouse directly from the lift, the apartment comprises of large open plan living space with custom kitchen to one side and to the other, huge sliding doors opening out to a private, decked terrace with views of the city. There are 2 large double bedrooms, both with en-suite shower rooms, plenty of built in storage and their very own terraces plus WC. As with any penthouse apartment, air-conditioning comes as standard in all rooms.

The dark coloured, minimalist style and imposing façade of this eagerly anticipated apartment building at 45 Pitfield Street stands out from the block with its dark tinted windows and tastefully designed edges and lines. Finished to a truly exceptional standard, the attention to detail throughout the build has been meticulous and carefully crafted. From the matt black fixtures and fittings to bespoke timber ceilings and large heavy weight doors, the sheer quality can be felt at the touch plus have high grade, integrated Miele appliances. The building also benefits from a large communal entrance and lift access.

Pitfield Street connects directly into Old Street towards the Shoreditch Triangle, a part of town known for its vibrant street scene, incredible restaurants and bar life. When you need to venture to other parts of the Capital, Old Street tube on the Northern Line, Shoreditch High Street on the Overground or Liverpool Street on the central line are all within a short walk.

Tenure: Leasehold

Lease Length: 999 years

Service Charge: TBC per annum (approx.)

Ground Rent: £1 per annum (approx.)

Parking: Car-free development

Local Authority: Hackney Council

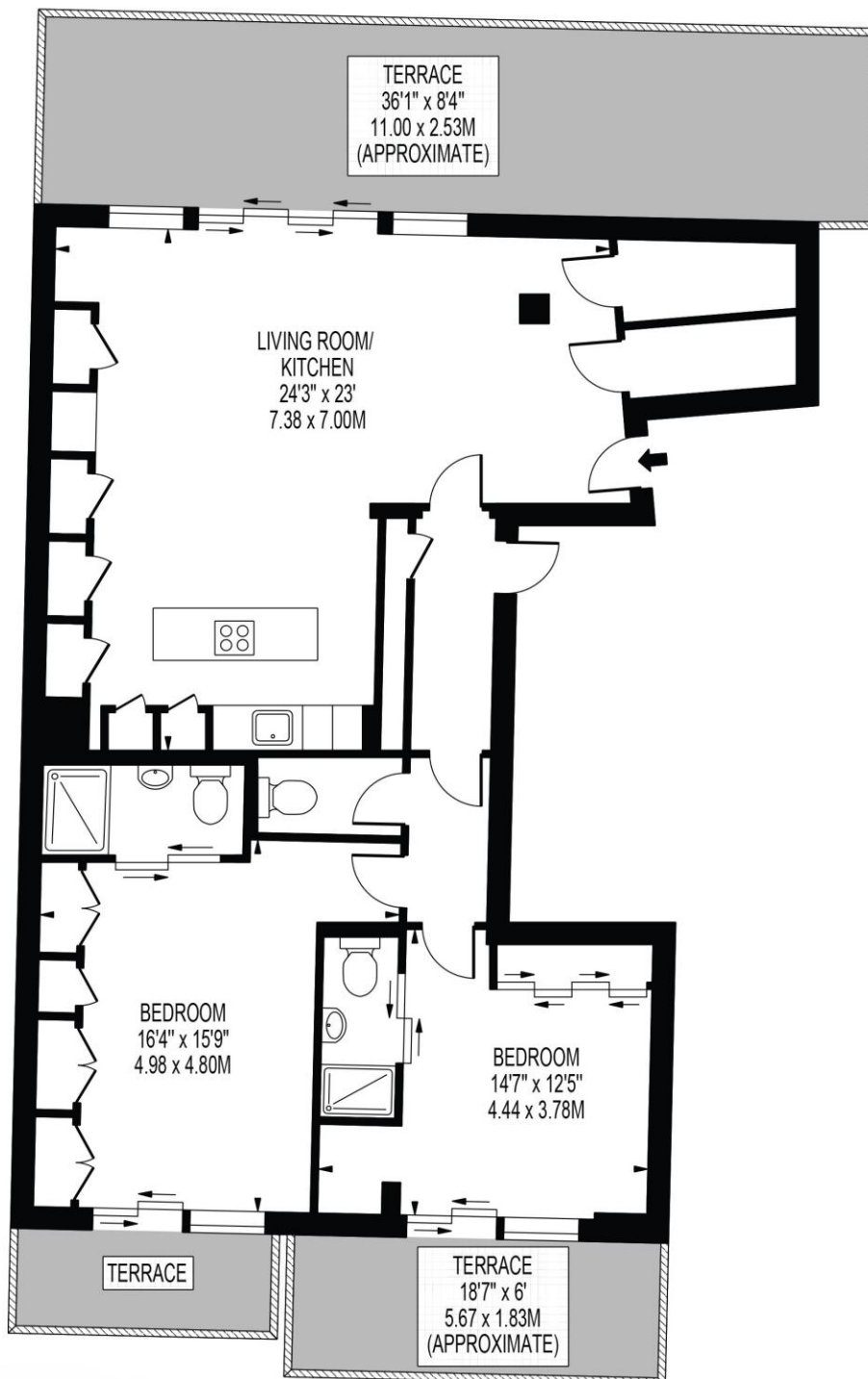
Council Tax Band: E

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PITFIELD STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1044 SQ FT - 96.96 SQ M



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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