



CHATTERTON | REES



## 40.03 Bishopsgate Plaza

80 Houndsditch, London, EC3A 7AB

**Asking price £3,250,000**



3



3



2



# 40.03 Bishopsgate Plaza

- Three Bedrooms
- 40th Floor
- Pool Spa and Gym Facilities
- Three Bathrooms
- Concierge
- Stunning Viewings



A stunning 40th floor, three bedroom lateral apartment in the highly sought-after One Bishopsgate Plaza development.

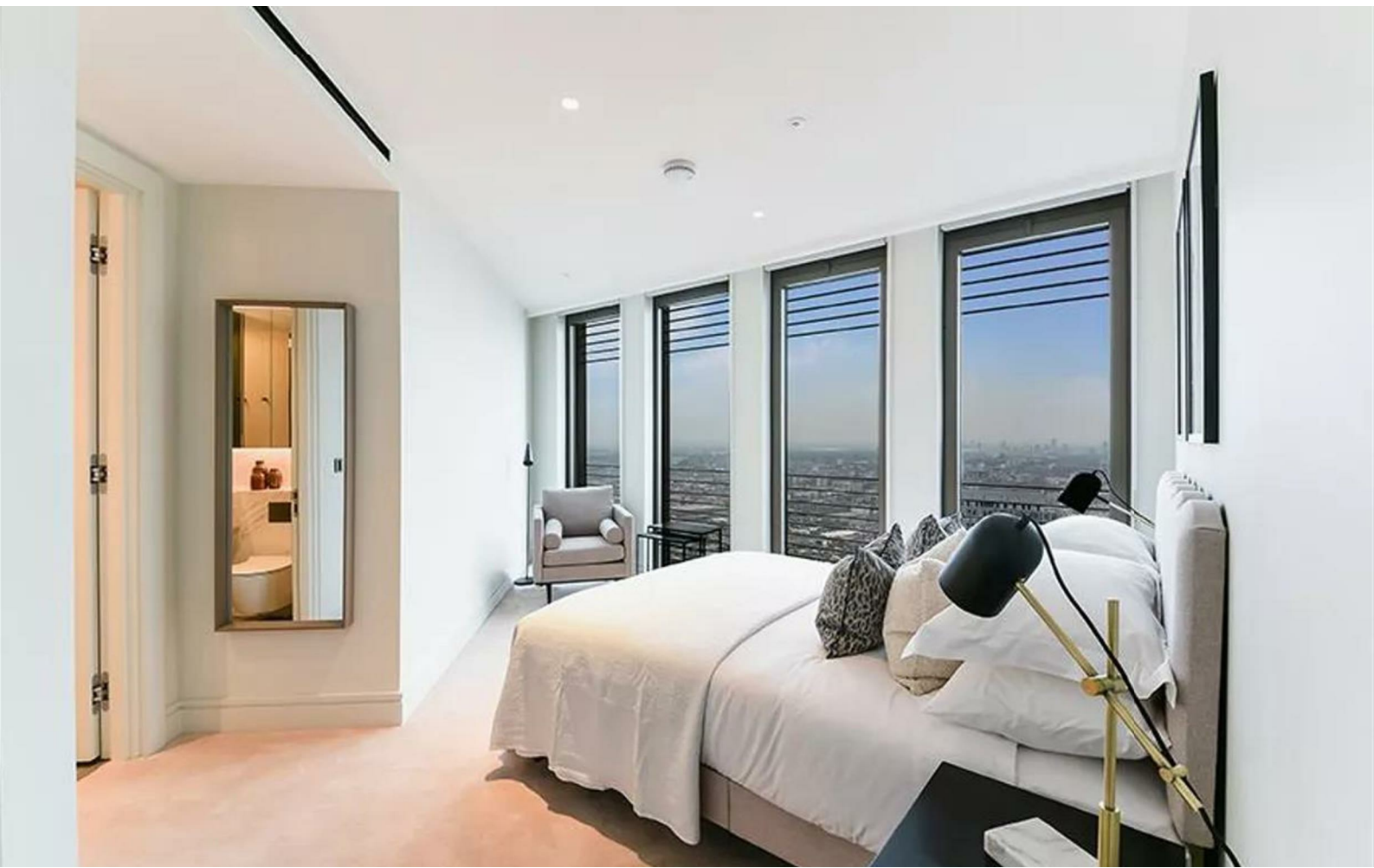
The residences are accessed from the 20th floor of this eye catching building in the heart of the city right by Liverpool Street Station and have all the benefits of the amenities of the Pan oacific hotel including a stunning spa facility with infinity style pool and Gym as well as spa treatments, hot tub, sauna and steam rooms.

The property itself has three great size double bedrooms, two have en suite bathrooms as well as a further guest bathroom /w,c. The living room is open plan to the kitchen and has some of London's best views from every angle with floor-to-ceiling windows, day or night the aspect can't easily be beaten.

The master suite has ample storage and similar-style views to the living area and a beautiful en suite, there is also a further study that is ideal for working from home or a snug depending on needs.

Sold with a long 995 year lease and no chain the property can also be acquired tenanted achieving a strong rent.

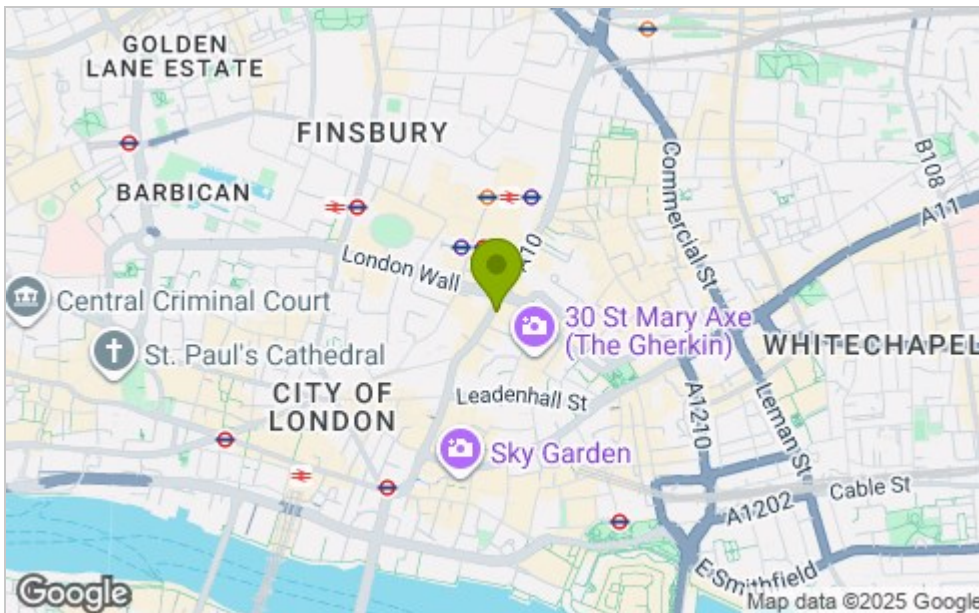




## Floor Plan



## Area Map



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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