



Shacklewell Street

SHOREDITCH • GUIDE PRICE £895,000

A first floor lateral loft apartment in the heart of Shoreditch, E2.

- High ceilings & natural light
- Share of freehold
- Lateral apartment
- First floor

DESCRIPTION

Just moments from Spitalfields Market and Liverpool Street station, this spacious one-bedroom loft apartment offers 856 square feet of stylish lateral living.

With impressive ceiling heights and an abundance of natural light, this apartment has an incredible sense of space and light throughout. The open-plan reception room flows into a well-equipped kitchen that features ample storage creating the perfect setting for entertaining.

A spacious double bedroom is complemented by a modern bathroom, and the lateral design promotes a seamless flow across the living areas, all finished with wood flooring throughout.

TERMS

Price: Guide Price £895,000

Tenure: Share of Freehold

Ground Rent:

Service Charge: £1,200.00

Local Authority: Tower Hamlets

Council Tax: C

Energy Rating: 73.00

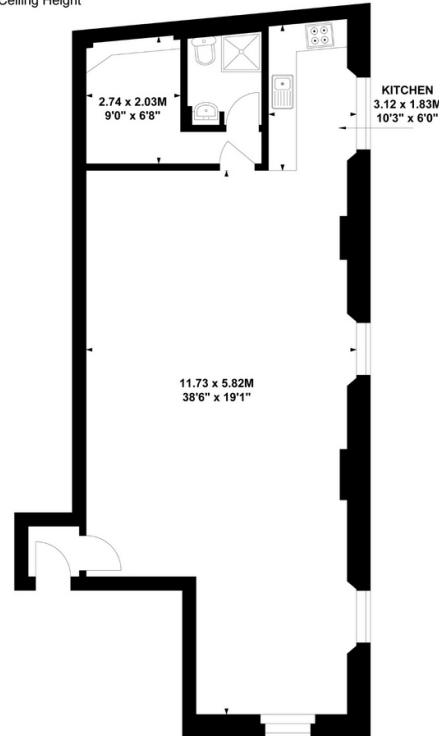




Shacklewell Street, E2
Approximate gross internal area
79.53 sq m / 856 sq ft

HardingGreen

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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