



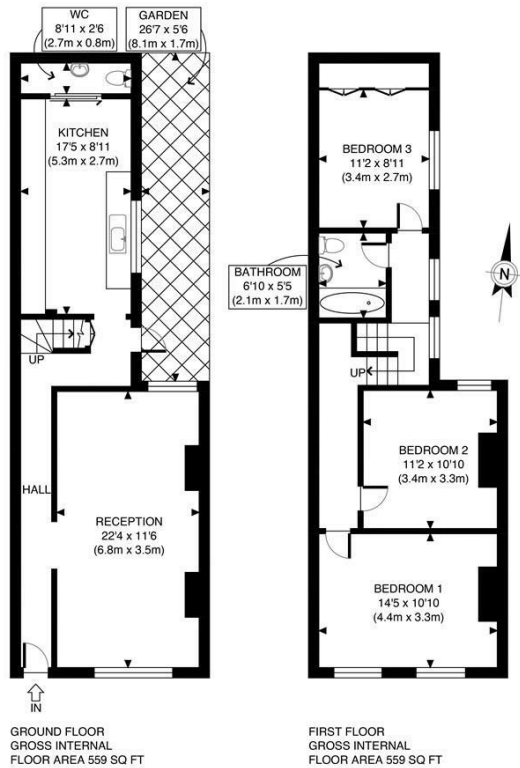
## 73 DERBYSHIRE STREET LONDON, E2 6HQ

**£1,000,000**  
FREEHOLD

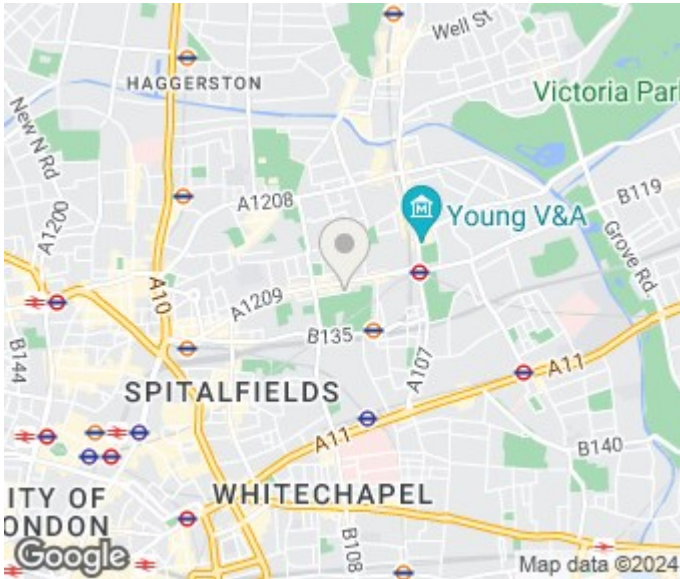
\*Guide Price £1,000,000- £1,100,000\* Step into this spacious and charming early Victorian period house, spanning an impressive 1118 sq ft. Its enviable South-facing position overlooks the picturesque Weavers Fields, making it a dream home for the City professionals and families alike. With excellent transport links to both The City and Docklands and just a stone's throw away from the vibrant nightlife of Shoreditch, this location offers the perfect blend of convenience and excitement.

Carefully maintained by the current owner, this stunning property seamlessly combines contemporary interiors with original period features, creating a truly inviting space for both living and entertaining.

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APPROX. GROSS INTERNAL FLOOR AREA 1118 SQ FT / 104 SQM	Derbyshire Street
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	11/04/24
	photoplan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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