



## 59 CHILTON STREET

SHOREDITCH, E2 6EA

£650,000  
LEASEHOLD

\*1050 SQ FOOT\* Rarely available larger than average duplex apartment ideally located just off Brick Lane, situated within a secured gated development. Offering versatile accommodation comprising of an extremely spacious open plan lounge with integrated modern kitchen, double height ceilings with floor to ceiling windows allowing in ample amounts of natural light, mezzanine style double bedroom, modern tiled bathroom, this is a one-of-a-kind property. The property has the potential to be expanded in to a two/ three bedroom.

Located just moments from a selection of local amenities whilst the trendy bars and restaurants of Shoreditch, Hoxton are literally on your doorstep. Islington and the West End are also close by. Transport links to the City and the West End are within easy reach, with the nearest underground stations being Aldgate East (District Line) Old Street (Northern Line), Shoreditch High Street (East London Line) and Liverpool Street (Central Line)

Hemmingfords

# City Pavilion, E2

CAPTURE DATE: 26/04/2021 LASER SCAN POINTS: 3,110,120

GROSS INTERNAL AREA

9773 sqm / 1051.96 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
9773 sqm / 1051.96 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, covered terraces  
8317 sqm / 1002.87 sqft

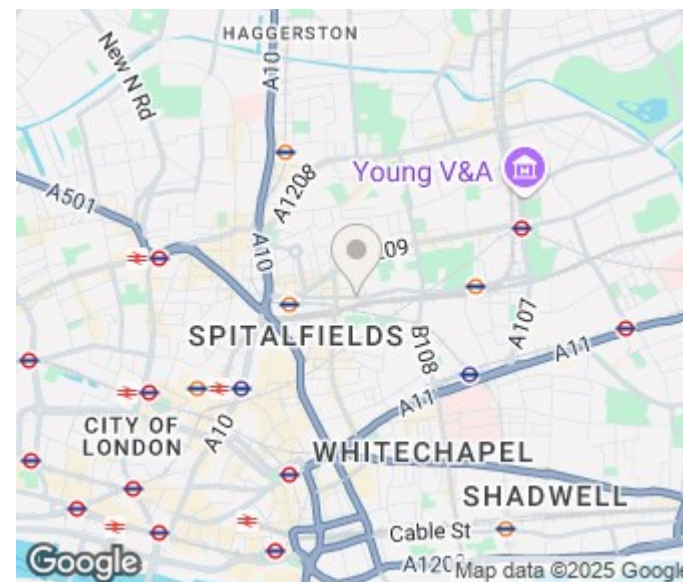
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Controlled use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS RESIDENTIAL: 95.03 sqm / 1033.68 sqft  
IPWS AC RESIDENTIAL: 94.28 sqm / 1014.93 sqft  
SPEC ID: 608017accd30f06d3cab35



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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

Hemmingfords Sales & Lettings  
Second Floor  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

Hemmingfords