



## CURTAIN ROAD, SHOREDITCH, EC2A

### 3 BED APARTMENT

**£800,000**  
LEASEHOLD

A bright and spacious three double bedroom, two bathroom apartment ideally positioned in the very heart of Shoreditch, offering well-balanced accommodation perfectly suited to professional sharers or owner-occupiers seeking vibrant city living.

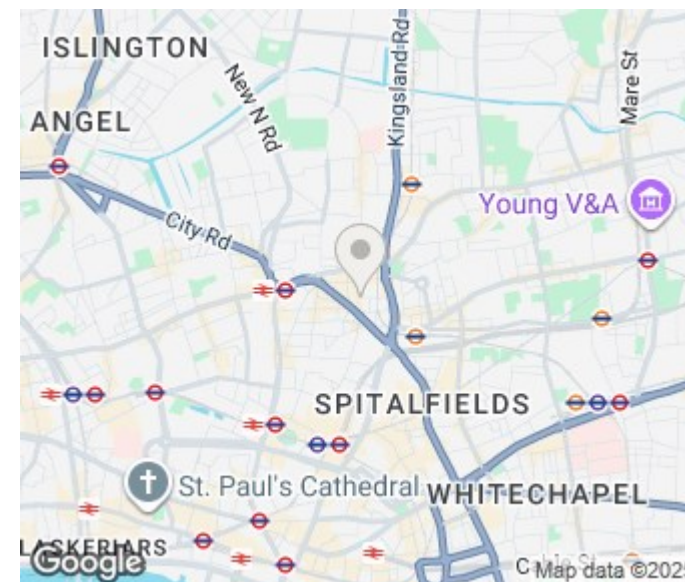
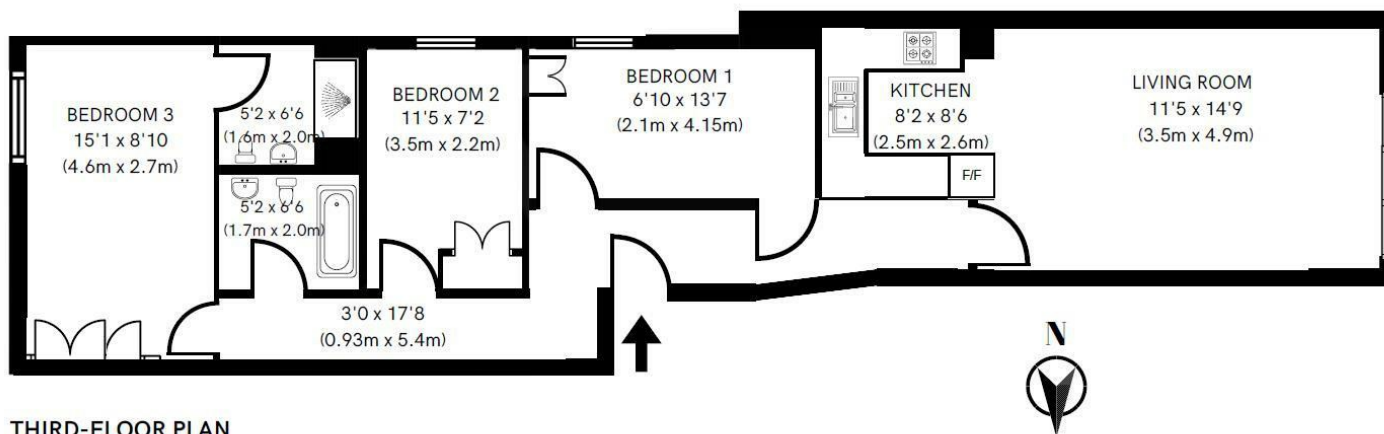
The property features a generous open-plan kitchen and reception area, providing an excellent space for both everyday living and entertaining. There are three well-proportioned double bedrooms, including a principal bedroom with en-suite bathroom, along with a further modern family bathroom. Large windows throughout allow for excellent natural light, creating a bright and welcoming atmosphere.

The location is a key highlight, with an outstanding selection of local amenities, independent cafés, shops, bars and restaurants quite literally on the doorstep. The fashionable hubs of Hoxton and Shoreditch are moments away, while Islington and the West End are also within easy reach.

**Hemmingfords**

CURTAIN ROAD LONDON, EC2A

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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	

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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