

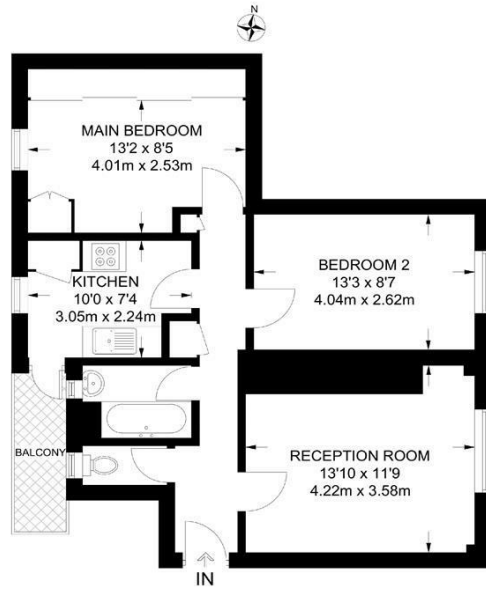


**FLAT 41, GODWIN HOUSE THURTLER ROAD**  
LONDON, E2 8PH

**£375,000**  
LEASEHOLD

This top floor 2-bedroom flat features a bright and spacious interior, complemented by an elegant reception room and a private balcony with a west-facing view. Located on Thurtle Road, the property is conveniently close to the vibrant areas of Hoxton, Broadway Market, and the City, offering easy access to a diverse selection of local amenities including shops, restaurants, and bars in the Shoreditch area.

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**SIXTH FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
631 SQ FT / 58.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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