



BRUTON
— PROPERTY —



128 Shoreditch High Street
London, E1 6JE

Guide price £1,695,000



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Rare opportunity to purchase an apartment set within a contemporary warehouse conversion, perfectly capturing the vibrant energy of Shoreditch. Seamlessly blending modern design with industrial heritage.

Situated on the first floor, this exceptional two-bedroom apartment boasts over 2,400 sq ft of living space, providing ample room for both relaxation and entertaining. It's also an ideal choice for buyers seeking a dramatic home office setup. The open-plan kitchen, seamlessly integrated into the expansive living area, sets the tone for modern living. Beautiful wooden floors, soaring high ceilings, and a stunning arched window in the reception create an abundance of light and a sense of grandeur.

The master bedroom is spacious, easily large enough to be split into two distinct areas, providing flexibility for any lifestyle. Complementing the apartment is a generous mezzanine level, perfect for a home office, gym, or additional living space, offering even more versatility to the layout.

This apartment is an ideal choice for those who love to entertain and are looking for a home with real 'wow' factor.

Situated at 128 Shoreditch High Street, this apartment places you in the heart of one of London's most dynamic and sought-after neighbourhoods. Shoreditch is renowned for its eclectic mix of fashion boutiques, trendy coffee

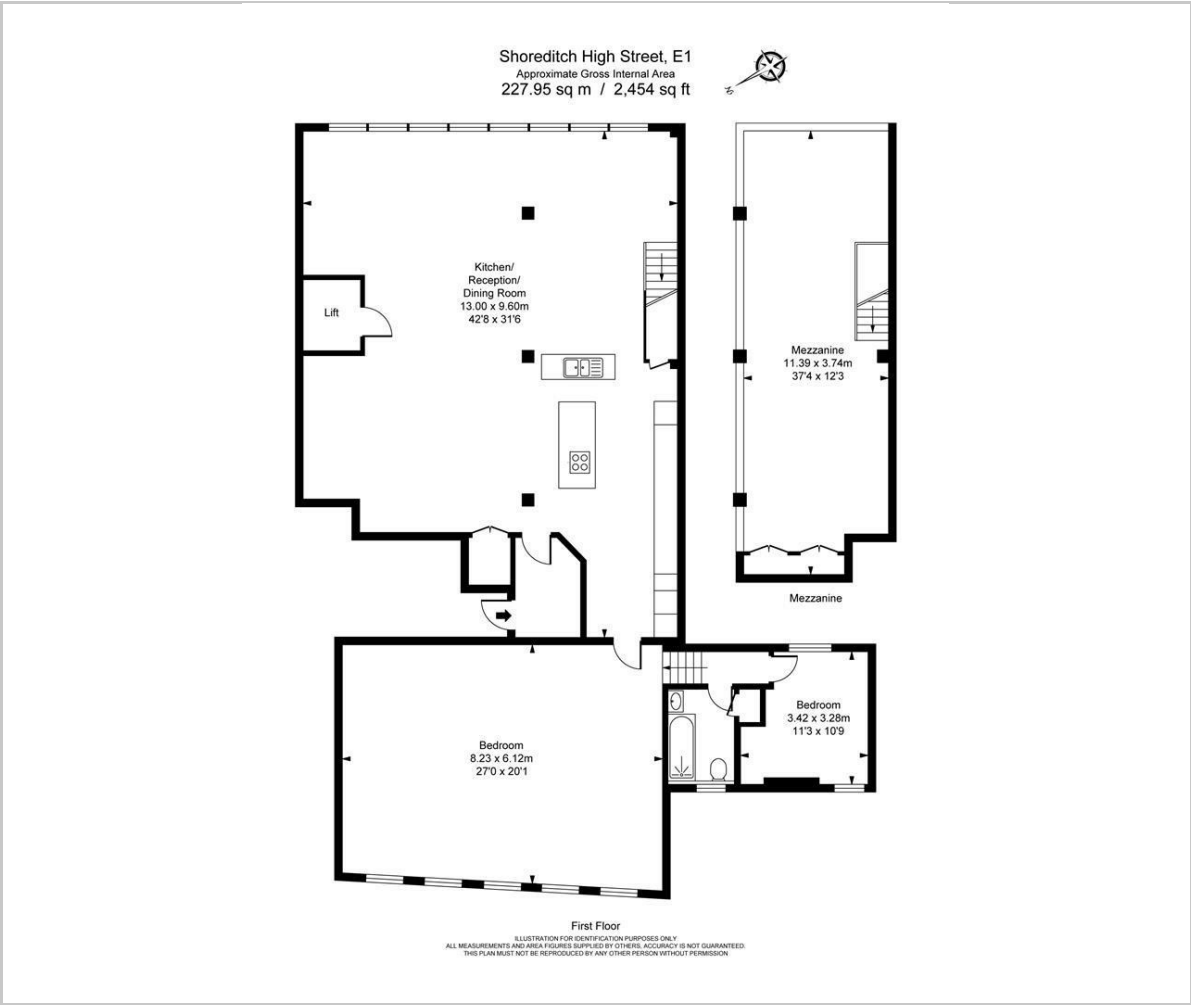




shops, lively bars, and organic supermarkets. With Shoreditch High Street station just a 6-minute walk away and Liverpool Street station a 14-minute walk (0.7 miles) from your doorstep, residents benefit from seamless access to London's extensive transport network. The Crossrail at Liverpool Street significantly improves connectivity, offering seamless access to the Central, Jubilee, and Overground lines.

Council: Hackney
 Council Tax Band: G (£3,277.51 per annum 2025/2026)
 Building construction: Brick
 Tenure: Leasehold (96 years approx unexpired as of 2025)
 Service Charge: £4,400 per annum 2024
 Ground Rent: TBA

Floor Plan



Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



20 Lees Place, Mayfair
London, W1K 6LP

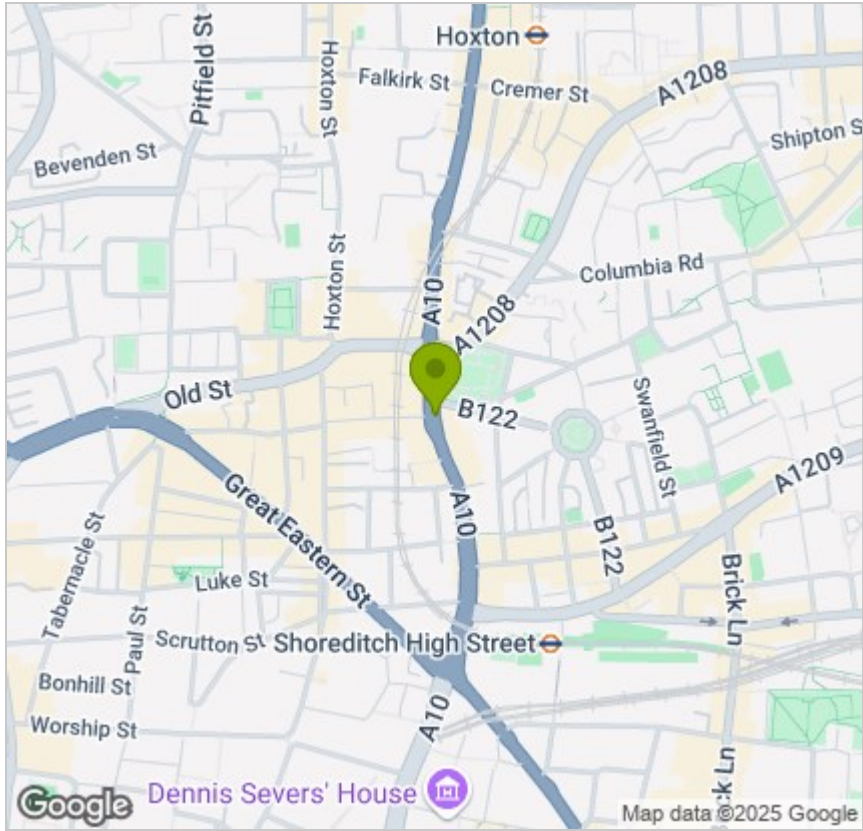


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Area Map



Energy Efficiency Graph

