



Shacklewell Lane, E8

£1,250,000

Dexters



Shacklewell Lane, E8

A rare to market Georgian townhouse that is currently used as a shop with basement and two bedroom duplex apartment with garden and roof terrace with City views. The property has potential to be converted back into one residential dwelling, subject to usage change. It is being sold chain free.

The property is steeped in history with the previous owners signage, an old Butcher, 'J R Brewer' still intact. The shop's lease is coming up for renewal allowing a buyer to take full creative freedom of the space. The apartment has an open plan kitchen living area with fireplace and large family bathroom on the first floor. Upstairs are two double bedrooms and staircase leading to the south facing roof terrace with far reaching City views. There is precedence to add another storey, subject to planning. The shop currently has its own kitchen, W/C and basement and has been sensitively restored in keeping with its history. To the rear is a separate studio space with bathroom that has the possibility to be used as a bedroom. There are original Georgian features throughout; panelling, shutters, flooring, high ceilings, sash windows and coal stove.

Ideally located within walking distance to the authentic Ridley Road and Broadway Markets, roof top bars, brasseries and independent shops & cinema. Dalston Kingsland, Hackney Downs and Dalston Junction Stations are close by.

Features

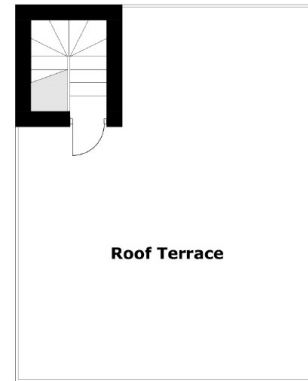
- Georgian Townhouse
- Three Bedrooms
- Shop with Basement
- Garden
- Roof Terrace
- Original Features





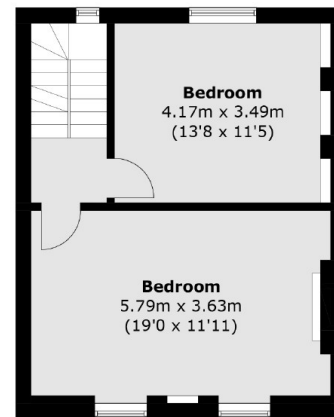


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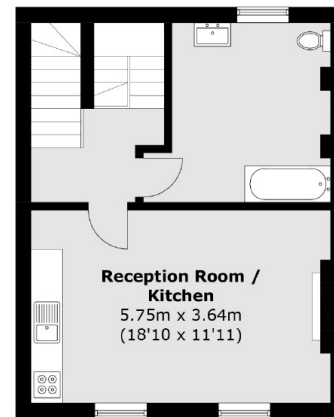


Roof Terrace

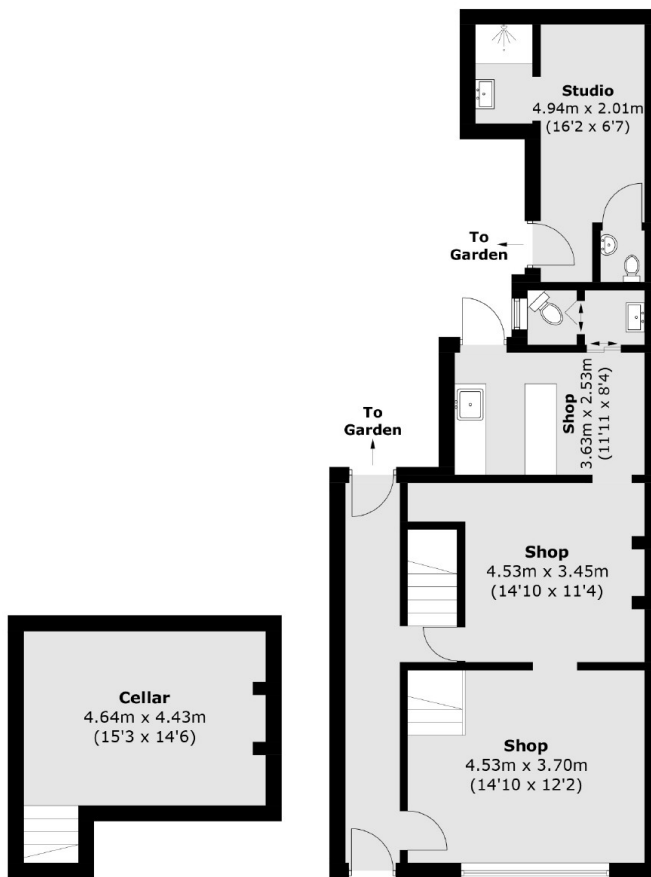
Third Floor



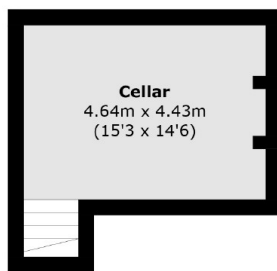
Second Floor



First Floor



Ground Floor



Cellar

Total area (approx.): 157.5 sq. m (1,695.3 sq. ft)

Studio (approx.): 12.4 sq. m (133.5 sq. ft)

Roof Terrace: 36.5 sq. m (392.9 sq. ft)