

Kitchen/Diner
10'5" x 9'10"

Storage

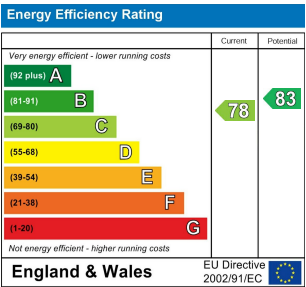
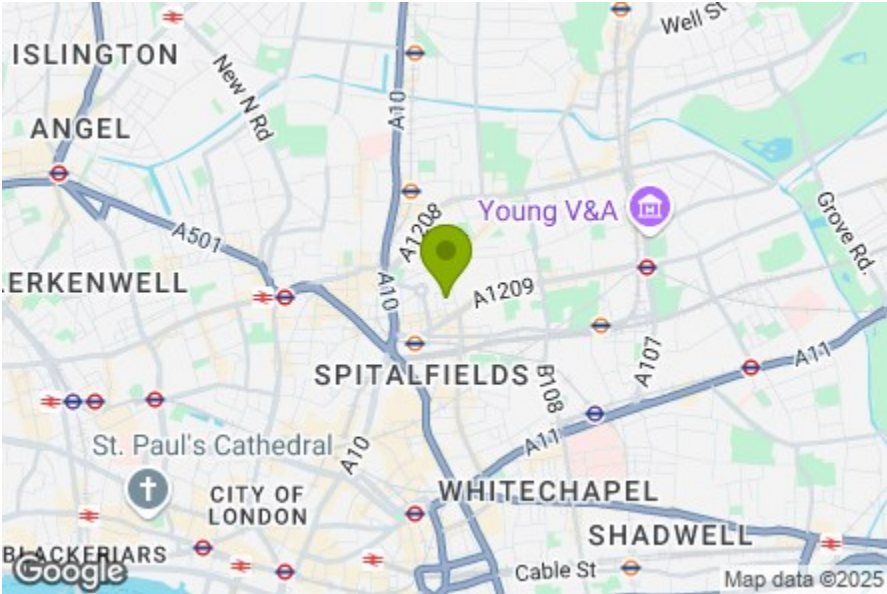
Bathroom
9'4" x 5'8"

Bedroom
13'9" x 7'8"

Reception
13'9" x 11'5"

Bedroom
15'0" x 7'6"

Total Area: 63.6 m² ... 685 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SWANFIELD STREET, SHOREDITCH

Offers In Excess Of £625,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Period Flat
- Beautifully Presented
- Desirable Location
- Second Floor
- Moments from Redchurch Street & Brick Lane
- Lots of Natural Light

This elegant two-bedroom apartment is set on the second floor of a red brick mansion building on the iconic Boundary Estate by Arnold Circus, just moments Redchurch Street and Brick Lane in the heart of Shoreditch. You've got it all - excellent food, drink, culture and transport - right on your doorstep.

As for inside the apartment, it's all been meticulously designed, with a dine-in kitchen and separate reception, plus plenty of storage and natural light throughout. It's all beautifully finished and ready to be enjoyed.

REQUEST A VIEWING
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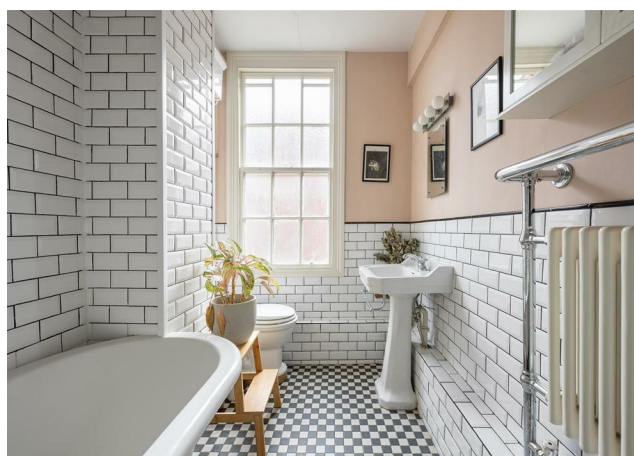
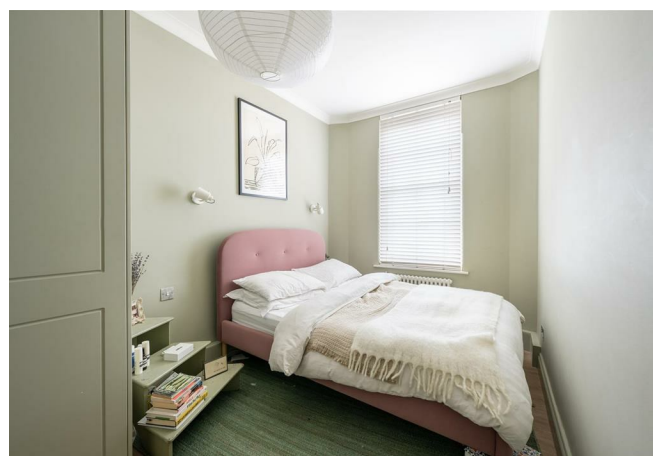
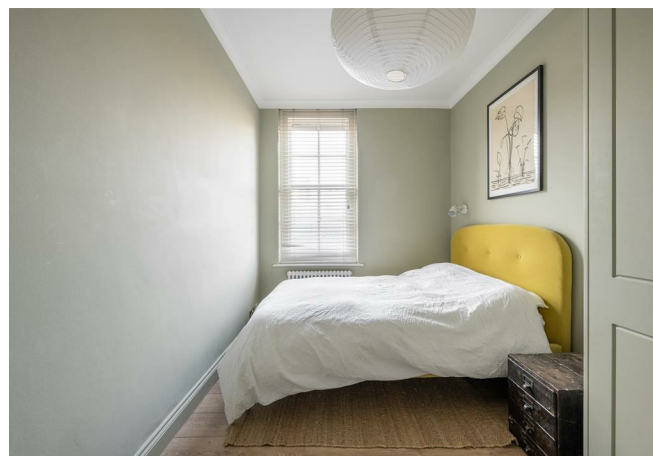
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IF YOU LIVED HERE...

We won't need to sell an area as internationally renowned as Shoreditch on you, but let us recap why we love it so much... You've got it all here - thoughtfully-designed stores, bars, coffee shops and event spaces nestled alongside historic landmarks and community institutions. You can walk in any direction and find something impressive to take in... The charming boutiques of Redchurch Street, the glorious floral displays of Columbia Road, the historic Spitalfields Market and the lively Brick Lane are all a short stroll, as is the City's Square Mile, making it a fantastic base for anyone wanting to replace a long commute with a breezy walk.

As for at home, you'll love the way that the second floor views add to the apartment's sense of space. There's plenty of room for working or socialising, especially since you have a dine-in kitchen, which has been immaculately fitted, with smart shaker-style units and a butler basin finishing off the gorgeous decor and monochrome flooring.

The reception room is just spotless, with more considered decor, bespoke shutters, custom carpentry and a wood burner, which adds some period charm.

Both bedrooms are smart doubles with in-built storage, while the bathroom is gloriously traditional with a shower over the beautiful claw-foot tub and a lovely contrast between the soft blush pink and monochrome flooring. The perfect place to relax after a busy afternoon exploring this dynamic part of Central London.

WHAT ELSE?

- Public transport is predictably excellent, with Old Street station (Northern line and National Rail), Shoreditch High Street station (Overground), and Liverpool Street station (Overground, National Rail plus Central, Metropolitan, Hammersmith & City, and Circle lines all walking distance. There are some great bus routes, too, including the 55 into the West-End.

As for food and drink-based perks, you're spoilt for choice, with everything from the legendary Dishoom to E Pellicci, a truly iconic vintage workers' cafe, within strolling distance. With a similar amount of heritage, you've also got Beigel Bake Brick Lane Bakery a stroll away, as well as newer ventures such as the stylish Rochelle Canteen - a favourite with the fashion set.

- Just two minutes away you'll find Rich Mix, a community arts hub staging music, dance and spoken word performance, art shows and film screenings.



A WORD FROM THE EXPERT...

"I feel right at home in Hackney, although I'm originally from Greece. You can be anyone, wear whatever you like and always feel welcome. The multiculturalism here comes across in the diversity of the cafés, restaurants, shops and bars. From specialty coffee shops and Michelin star restaurants to beautiful parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway market are filled with great community energy, international delicacies and local artisan creations. For dog lovers, the marshes are beautiful for afternoon and weekend walks with your four-legged friends. And while you're there, you can stop by the river Lea at the Princess of Wales for a Sunday roast, Here East for brunch, or Crate Brewery for pizza and a local beer. Properties in the area vary from characterful Victorian and Georgian houses to charming local authority red-brick blocks and beautifully designed modern developments with communal roof terraces. I have found my home in Hackney and it holds a very special place in my heart."

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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