



Innovation Studios

4 Long Street, E2

Asking Price £900,000

A fantastic opportunity to purchase an impressively large 3 bedroom warehouse style apartment set within the coveted Innovation Studios development in the heart of Shoreditch.

CHESTERTONS



Innovation Studios

4 Long Street, E2

- 3 double bedrooms
- 2 bathrooms
- Expansive living space
- Set in the heart of Shoreditch



A fantastic opportunity to purchase an impressively large 3 bedroom warehouse style apartment set within the coveted Innovation Studios development in the heart of Shoreditch. The property is well-proportioned comprising of 3 spacious double bedrooms, the master benefitting from an en-suite shower room; contemporary family bathroom; convenient utility room and the impressive open-plan kitchen/dining/living space flooded with light from the 3 vast windows and offering the perfect place for entertaining. Nestled behind Hackney Road, in the heart of Shoreditch, the location is brimming with fashion boutiques, concept stores, cafés, restaurants, and eateries. Established brands sit alongside independent shops, Michelin-starred restaurants next to the newest culinary successes - making it, for many, the very best of Shoreditch. Transport connections are excellent: Shoreditch High Street Overground station is just a short walk away, providing fast links to Canada Water and the West End. Liverpool Street Station is half a mile away, and the Underground is easily accessible from Old Street Station.

Tenure: Share of Freehold 100 years

Service Charge: £5000

Ground Rent: £500

Local Authority: London Borough of Hackney

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

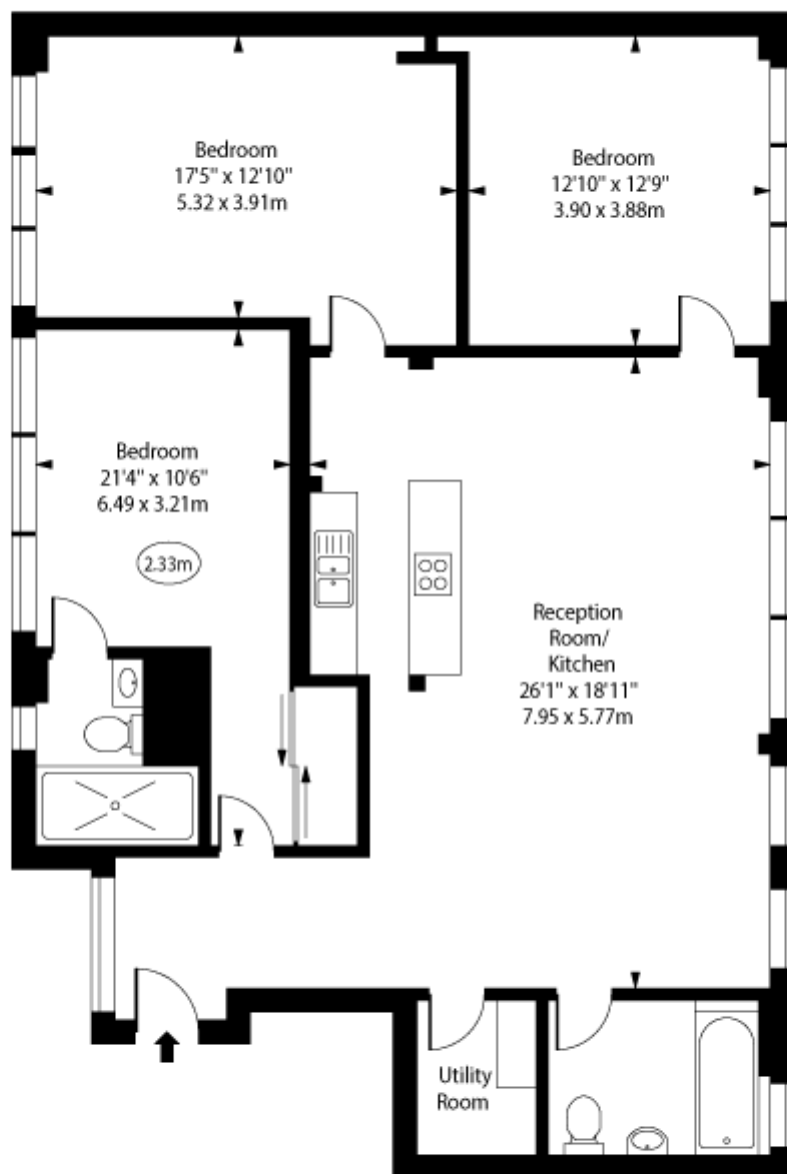
islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

Innovation Studios, Long Street, E2

○ - Ceiling Height



First Floor

Approx Gross Internal Area 1277 Sq Ft - 118.63 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 030021W1

