



## PEARSON STREET, HOXTON E2

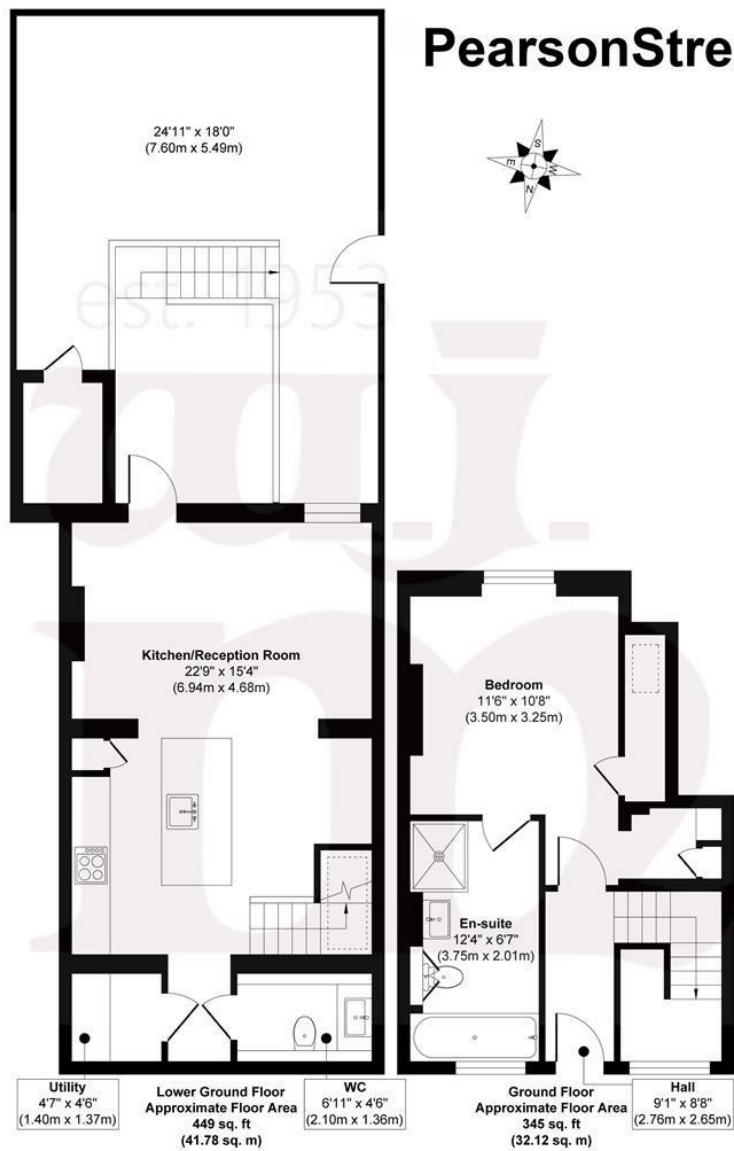
£600,000 SOF/H

- Chain Free
- Restored Shop Front Providing a Private Entrance
- Private Rear Garden
- Exceptional Design and Space
- Vaulted Stairwell
- Share of Freehold

wj.  
meade



# Pearson Street



WJ Meade are delighted to present this impressive split level apartment, converted to residential from a shop which has historic trade use dating back to 1876. Set within a terrace of Grade II Listed Georgian townhouses, prominently positioned within the Kingsland Conservation Area just moments from Hoxton overground station. Arranged across the ground and lower ground floors amassing 794 sq ft with an open plan kitchen/dining/reception on the lower level with utility room and guest cloakroom, as well as access out to an enclosed south facing courtyard garden. The bedroom has a walk-in closet and a sumptuous four-piece en suite bathroom. Ideally situated amongst Shoreditch, Haggerston and The City.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Building Insurance £1,180.57  
999 years lease  
Council tax band B  
Current EPC Rating 73  
Tenure: Leasehold - Share of Freehold

