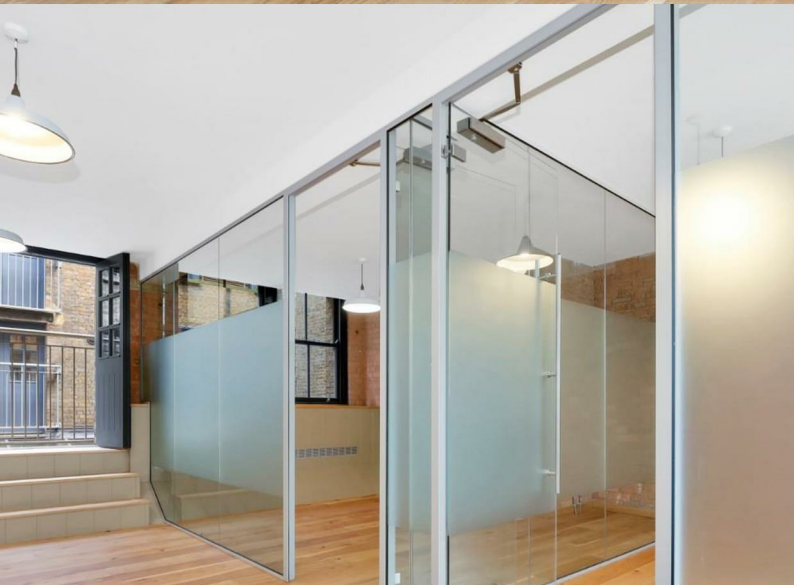


HUNTERS[®]

HERE TO GET *you* THERE



Charlotte Road

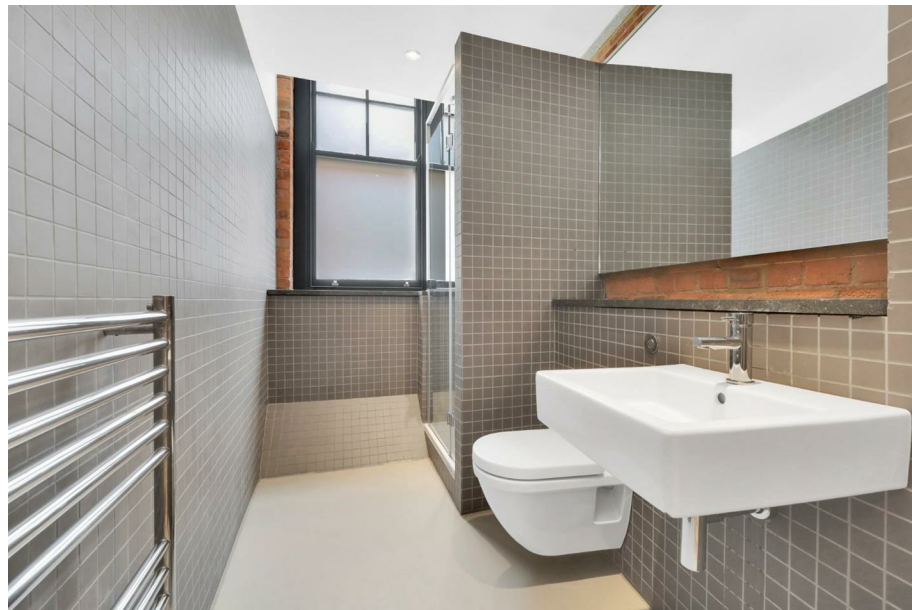
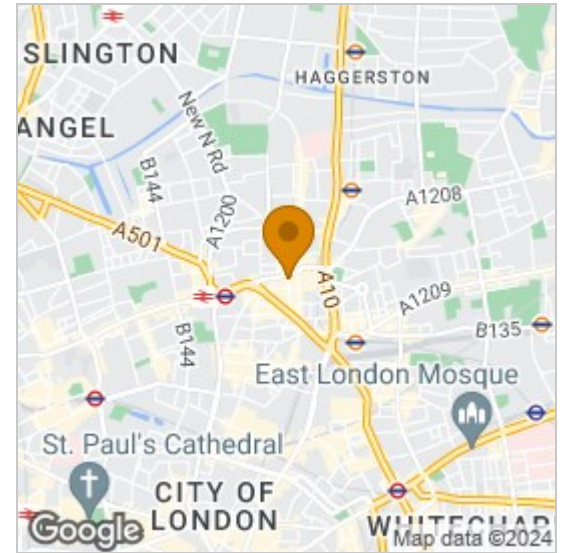
London, EC2A 3PG

£2,750 Per Month

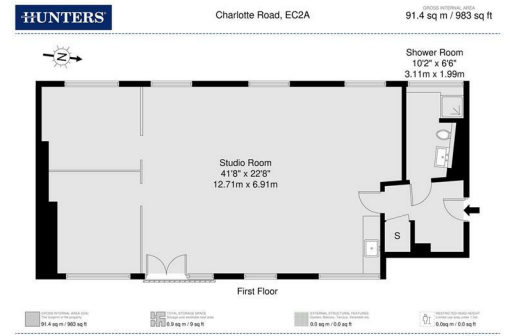




Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	90	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

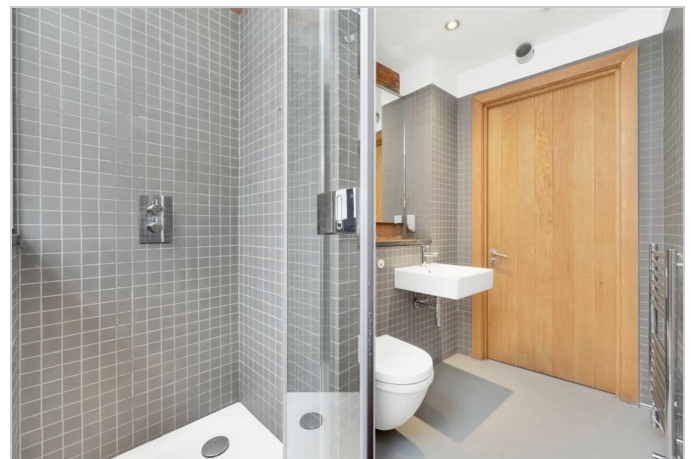
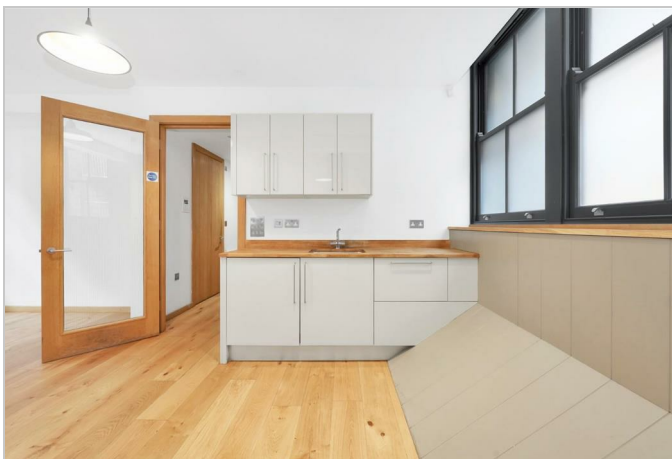


Step into this captivating live-work unit nestled within a converted warehouse at the heart of Shoreditch Triangle! Combining contemporary comfort with industrial allure, this distinctive property offers nearly 1,000 sq ft of adaptable space, catering to those craving an edgy urban lifestyle. A true standout, this live-work space invites you to unleash your creativity and personalise it to your taste.

Upon entry, a generous reception area greets you, ripe for transformation into a cozy lounge, dynamic workspace, or a fusion of both. Two potential bedrooms with ample room, while the sleek bathroom boasts a walk-in shower. The warehouse conversion charms with its wooden floors, high ceilings, exposed brickwork, and expansive industrial windows flooding the space with natural light. A private balcony adds a touch of tranquility amidst the urban bustle, infusing the property with a sense of heritage and individuality.

Situated in the trendy Shoreditch Triangle, you'll be enveloped by a vibrant tapestry of chic cafes, eclectic boutiques, and spirited bars, embodying the essence of East London's dynamic culture.

Seize the chance to rent this exceptional warehouse conversion in one of London's most coveted locales. Embrace the urban ethos and transform this space into your own - schedule a viewing today!



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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