



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



B

# Jersey Street, London, E2

## Offers In Excess Of £425,000



**HUNTERS**<sup>®</sup>  
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Hunters are delighted to present this exceptional one-bedroom apartment with a PRIVATE TERRACE, located on the first floor of a modern, purpose-built development. A key highlight of this property is that it has no apartment directly above, offering added privacy.

The bright and airy interior features a stylish open-plan lounge with double-aspect windows, flooding the space with natural light. The lounge opens onto a spacious PRIVATE TERRACE, perfect for outdoor dining and relaxation. The fully fitted kitchen comes with high-end integrated appliances and offers ample storage. The apartment also includes a luxurious, fully tiled bathroom and a generously sized double bedroom.

This property is being sold with a SHARE OF FREEHOLD, making it an ideal home or an excellent buy-to-let investment opportunity.

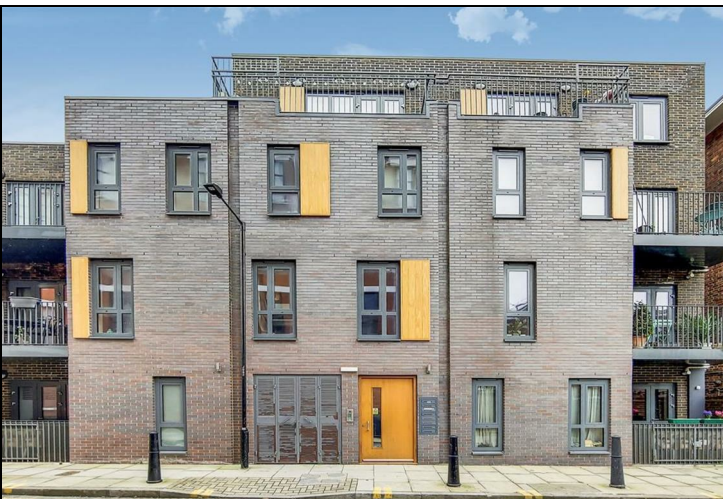
Located in a family-friendly, community-focused neighborhood, the apartment is just a short walk from Bethnal Green Underground Station (Central Line) and within walking distance of Shoreditch High Street (Overground Line) and Whitechapel Crossrail. This prime location provides easy access to the City of London, Westfield, and Canary Wharf.





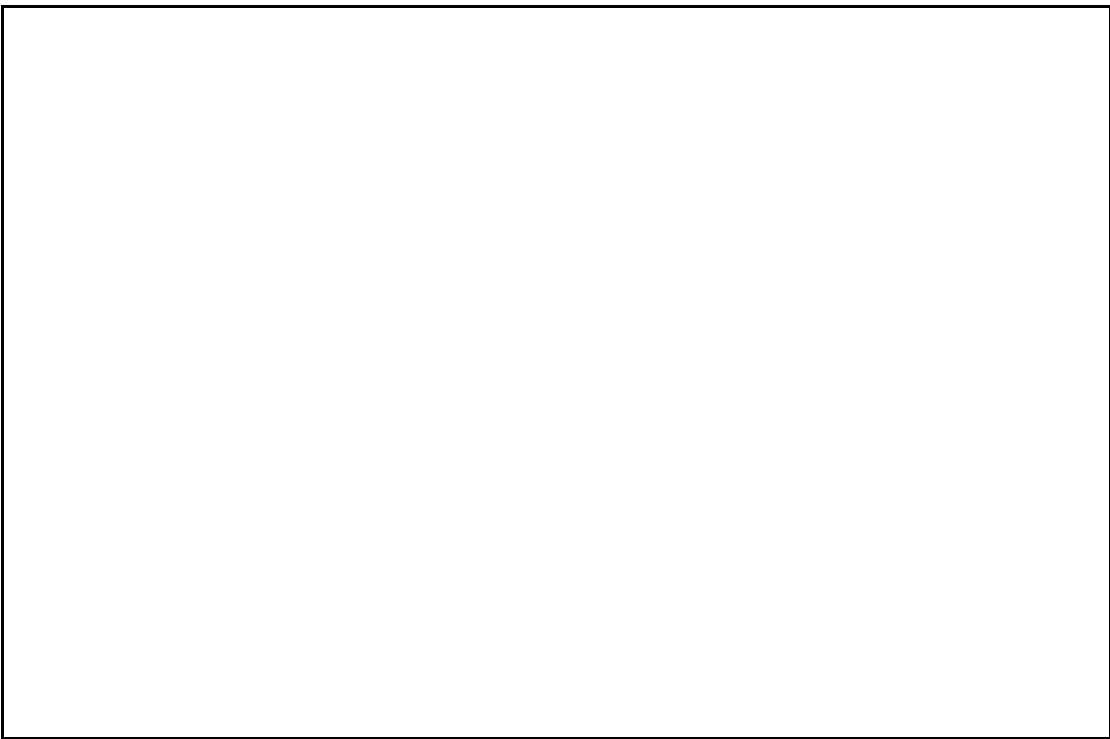
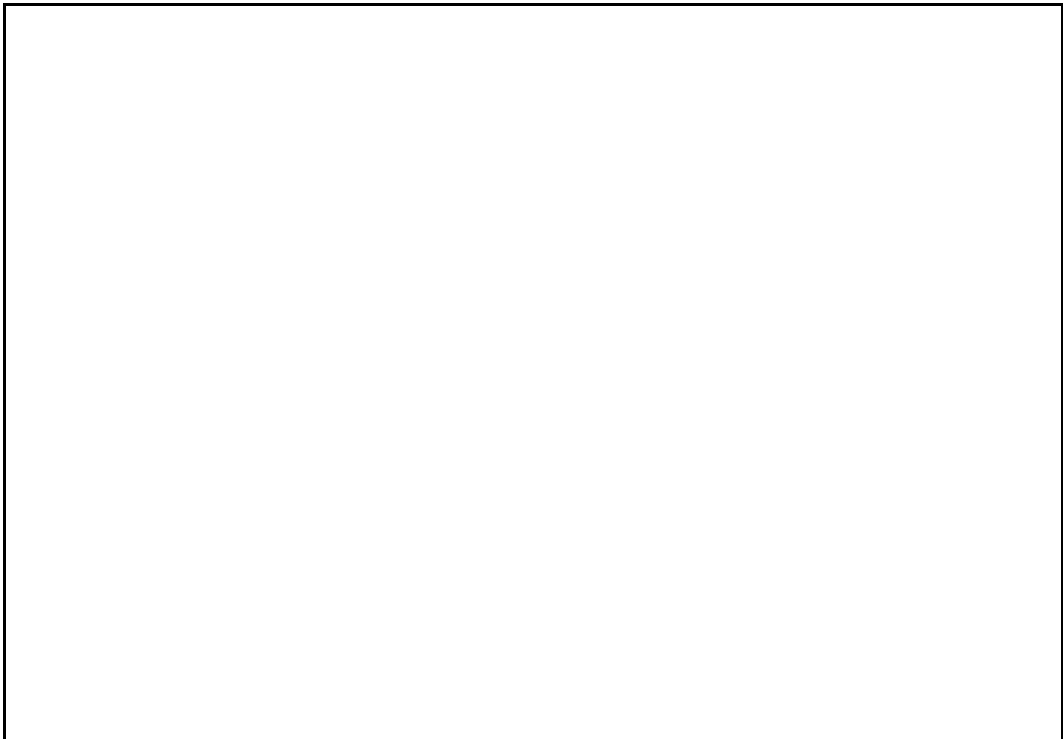
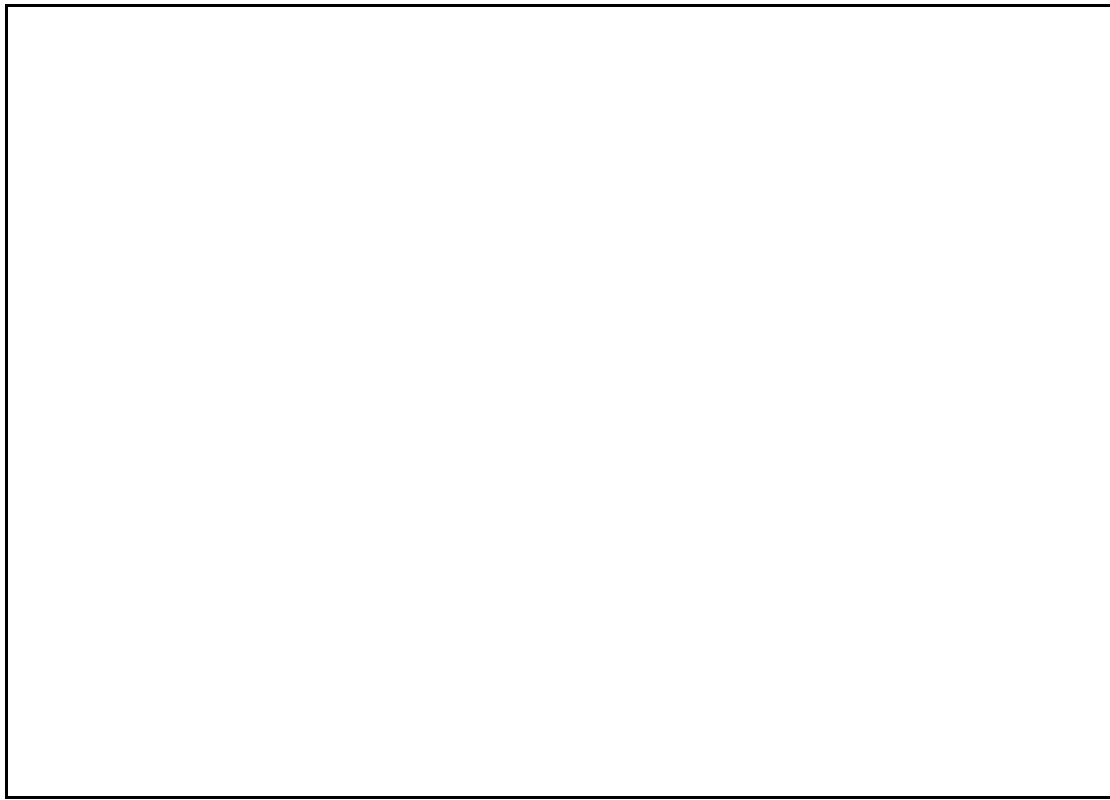
## KEY FEATURES

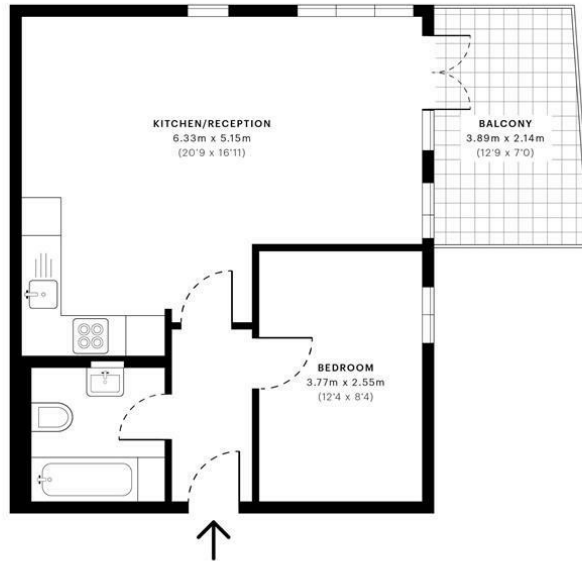
- Share Of Freehold
- No Ground Rent
- Private Terrace
- No Apartment Above
- Bright And Airy
- Service Charge = £1,292.36
- Excellent Local Amenities
- Amazing Transport Links
- Stylish Boutique Development











**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
45.01 sqm / 484.48 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
includes mezzanine, restricted head height  
43.56 sqm / 466.88 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
7.66 sqm / 84.60 sqft

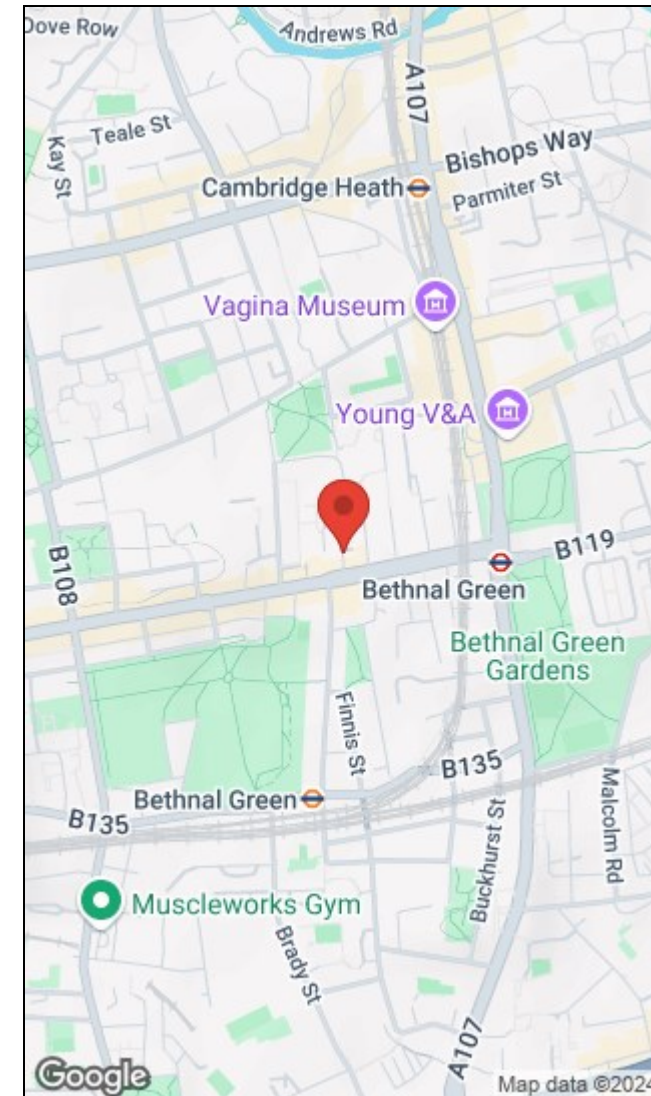
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW 38 RESIDENTIAL, 34.00 sqm / 361.25 sqft  
IPW 38 COMMERCIAL, 32.55 sqm / 350.64 sqft

SPIC ID: 602d30d07756e10db0544ee9



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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