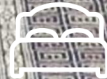




HUNTERS[®]

HERE TO GET *you* THERE



2



Austin Street, Shoreditch, E2

£636,000

HUNTERS[®]
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Includes Secure Off Street Parking Spanning 631 sq. ft, this split-level maisonette boasts a bright, south-facing interior, creating a warm and welcoming atmosphere throughout. Located on a quiet residential street, the recently modernized property features two double bedrooms, a spacious open-plan kitchen and lounge, and a newly refurbished luxury bathroom. It also offers the added benefit of secure off-street parking, providing both convenience and peace of mind.

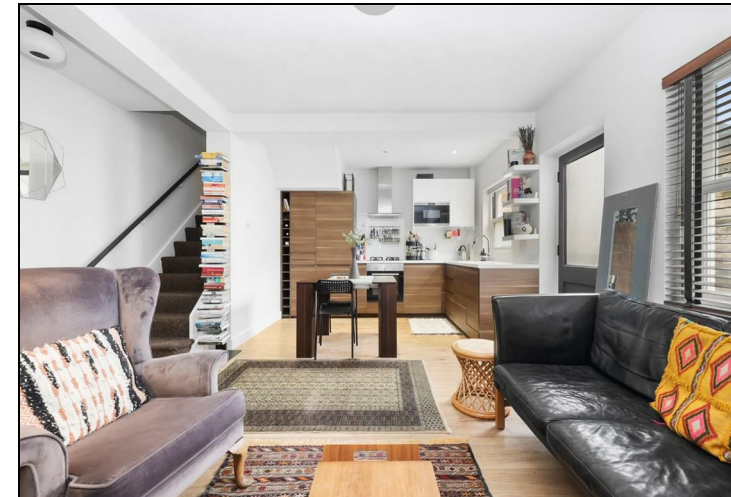
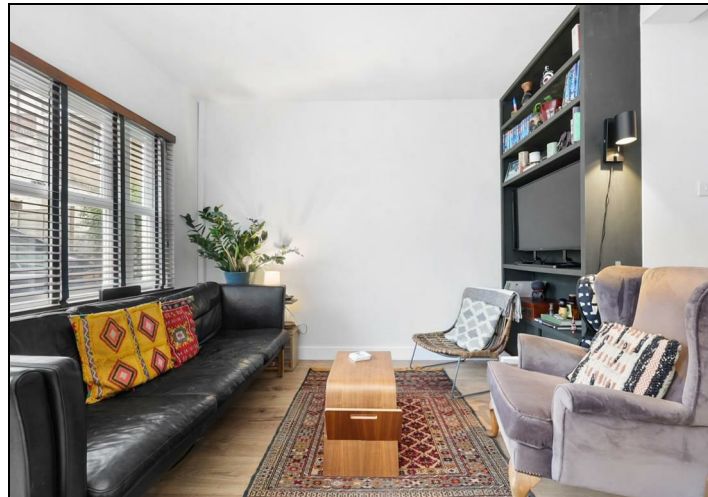
Positioned in a highly sought-after area just moments from the iconic Columbia Road, you'll have easy access to trendy cafés, boutiques, and markets. Whether you're enjoying a leisurely stroll or indulging in shopping, this property perfectly combines vibrant city living with relaxation. With excellent transport links nearby, including Shoreditch, Old Street, and Liverpool Street stations, getting around the city is a breeze.

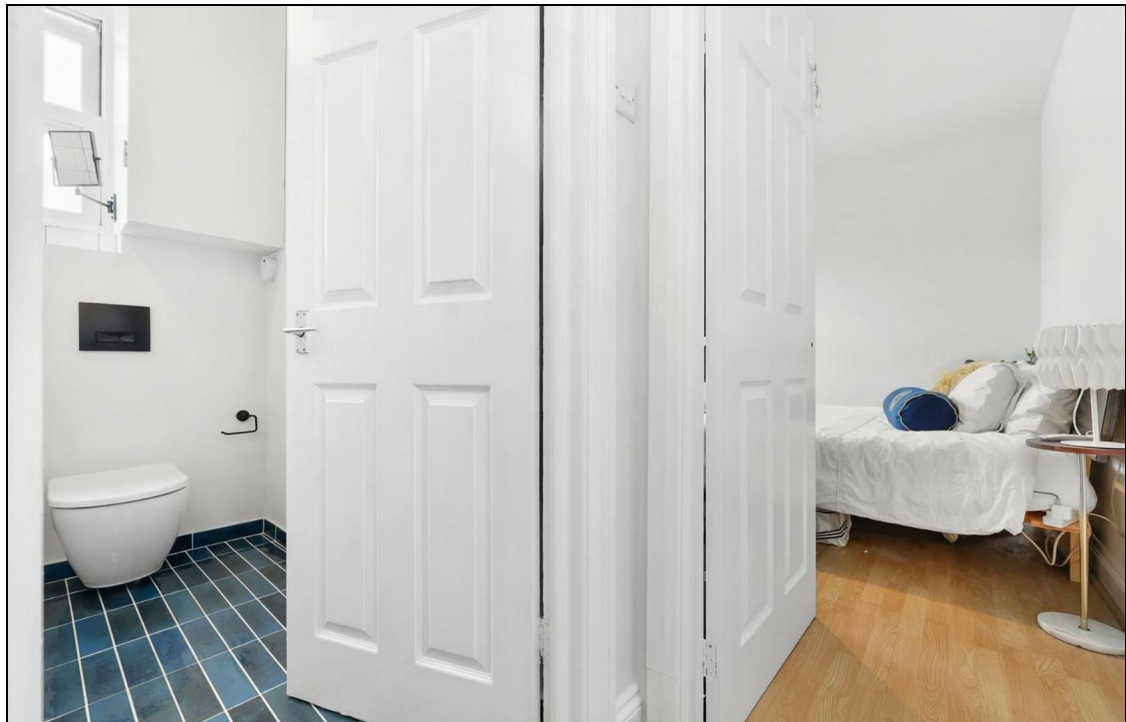
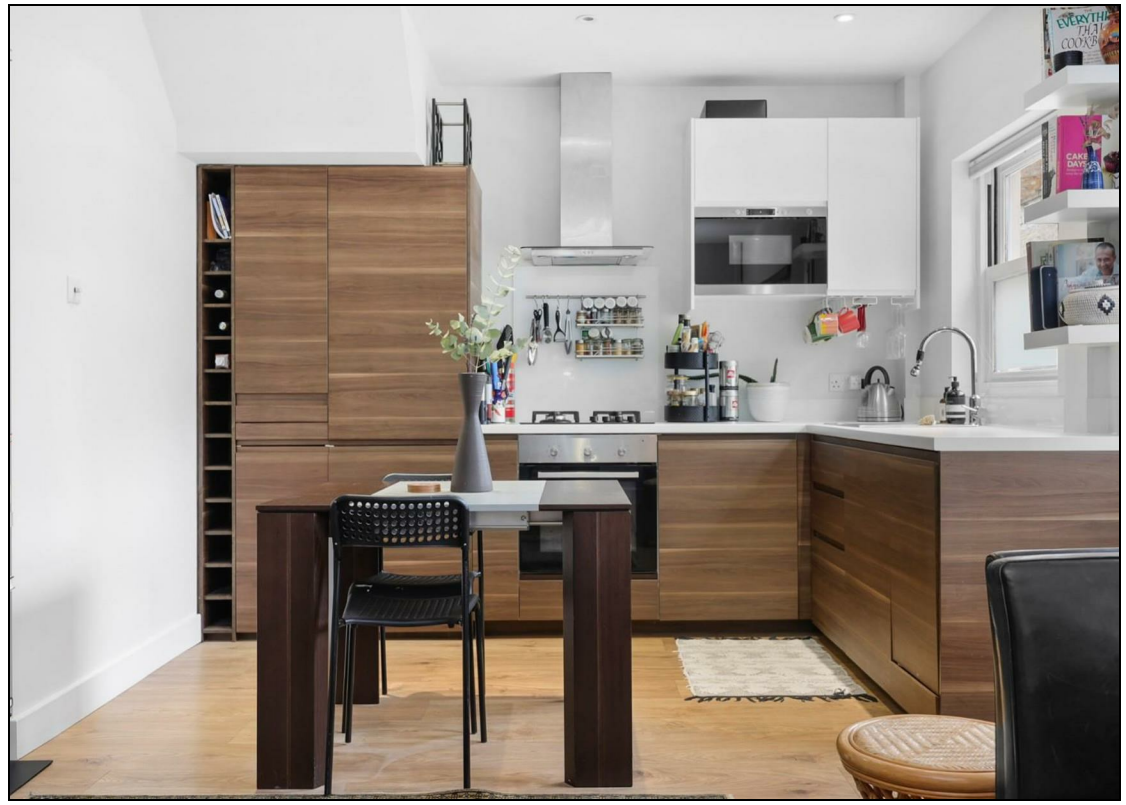
What The Owner Says:

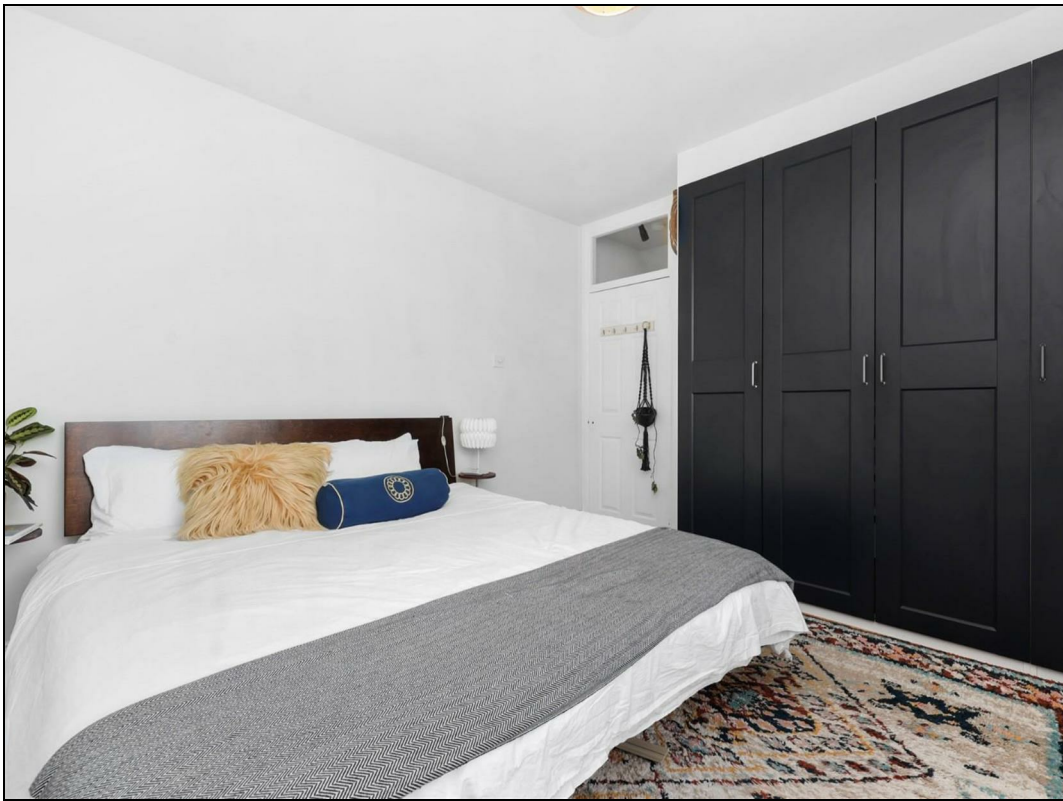
"We have loved living here for the last 9+ years and exploring all that Shoreditch, Columbia Road and the surrounding areas have to offer. There are so many great neighbourhoods within easy access of our doorstep and we have enjoyed every minute of eating and drinking our way around them all. Our local pub, the Mikkeller, was a welcome new addition in 2018 and is one example of how we're constantly rewarded with new retail, restaurant and entertainment openings to keep us amused. There are too many great places to name, but the restaurants, pubs and cafes on Columbia Road are a particular favourite as we love the friendly, community atmosphere. The flat itself is always so bright since it's almost entirely south facing and we've worked hard to build in smart storage to maximise the space, using designers for any major refurbishment works. Finally, we will miss the convenience walking to work in the City/Shoreditch, but must now move on where we can get a bit more space for our growing family."

KEY FEATURES

- 2 Bedroom Split Level Maisonette
 - Private Entry
 - South Facing
 - Recently Modernised
- Off Street Secure Parking
- Service Charge = £1700 pa
- Ground Rent = £75 pa



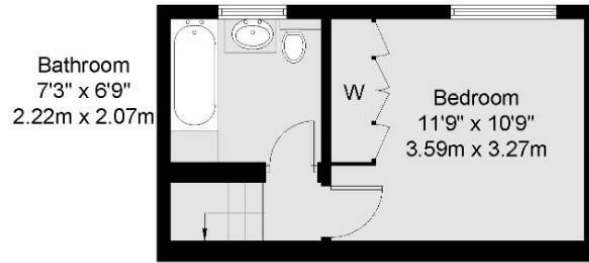




HUNTERS

Austin Street, E2

GROSS INTERNAL AREA
58.7 sq m / 631 sq ft



GROSS INTERNAL AREA (GIA)
The biggest of the property
58.7 sq m / 631 sq ft

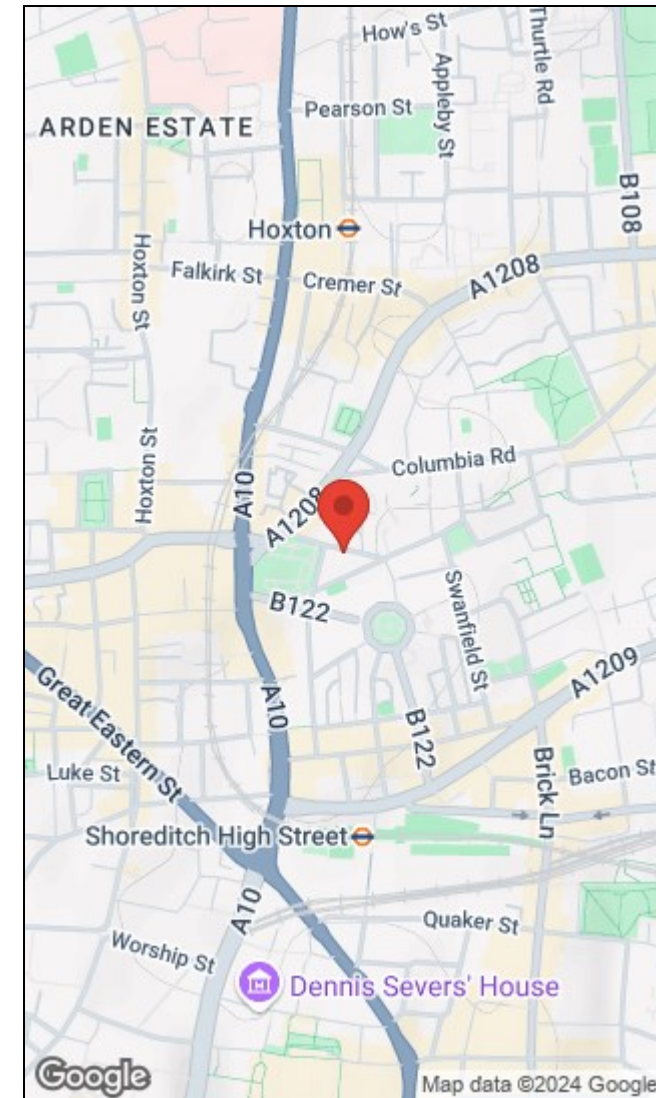
TOTAL STORAGE SPACE
Design and construction area
1.2 sq m / 13 sq ft

EXTERNAL FEATURES
Curtain, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

DESTROYED HEAD HEIGHT
Limited use areas under 1.9m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating		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			
EU Directive 2002/91/EC		73	75
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
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			
EU Directive 2002/91/EC			
England & Wales			

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