



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



# Ravenscroft Street, London, E2

Fixed Asking Price £540,000



A charming 3-bedroom, split level apartment situated within a smart purpose-built block. The property boasts 3 double bedrooms, perfect for a growing family or those in need of extra space.

One of the highlights of this flat is its bright and airy feel, creating a welcoming atmosphere throughout. The split-level layout adds a unique touch to the property, providing a sense of separation and privacy between living spaces.

Conveniently located just moments away from both vibrant Broadway & Columbia Road Markets, you'll have easy access to a variety of shops, cafes, and restaurants. The famous Shoreditch Triangle is also within a 5 minute walk which offers a vibrant selection of bars and boutique shops. Whether you enjoy a leisurely stroll through the market or a quick bite to eat, this location offers the best of city living right at your doorstep....

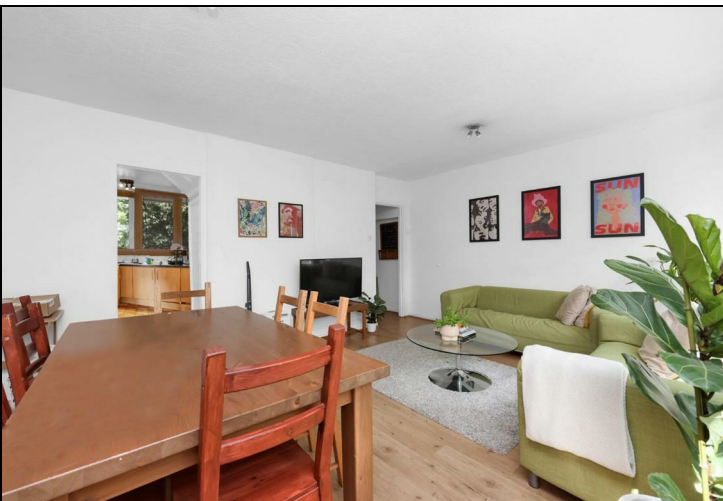
Don't miss out on the opportunity to make this property your new home. Contact us today to arrange a viewing and experience the charm of Ravenscroft Street for yourself!





## KEY FEATURES

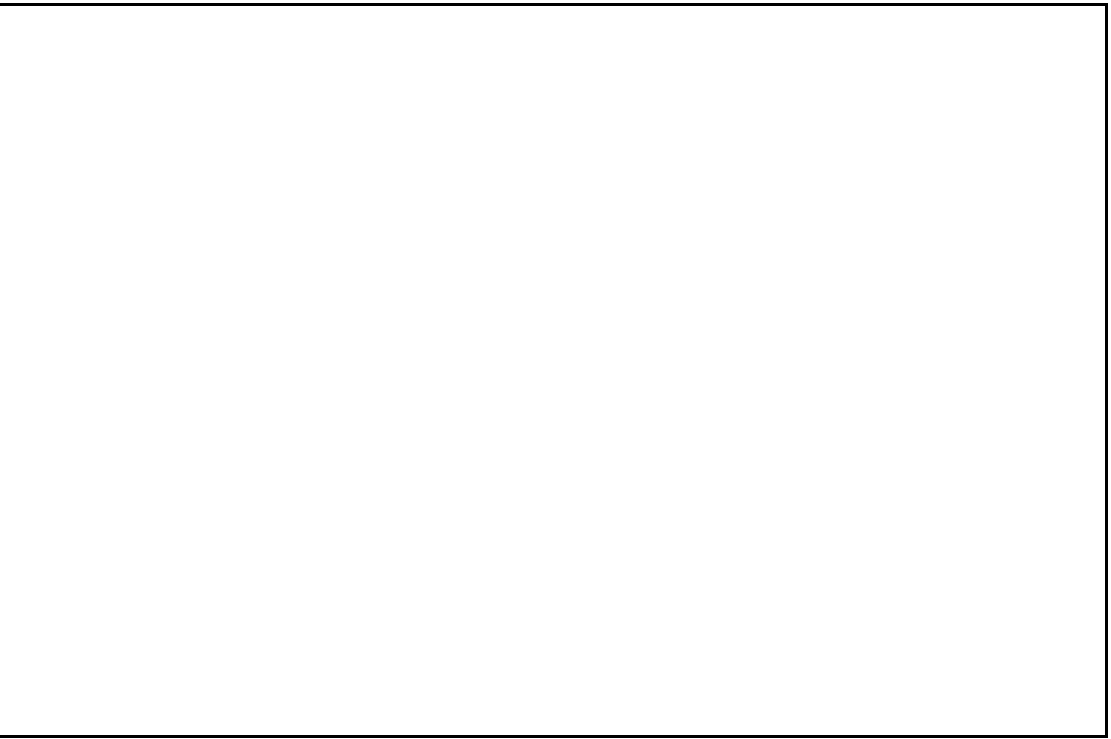
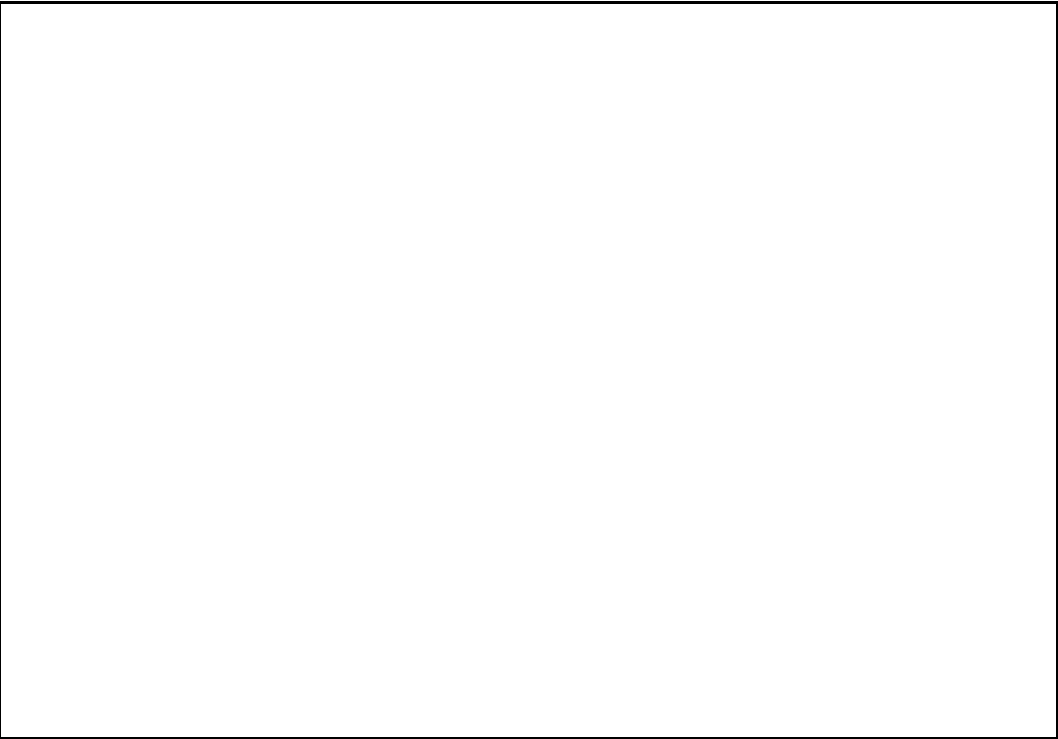
- 3 Double Bedrooms
- Split Level Apartment
- Bright South Facing Interior
- Spacious Accommodation
- Moments From Columbia & Broadway Markets

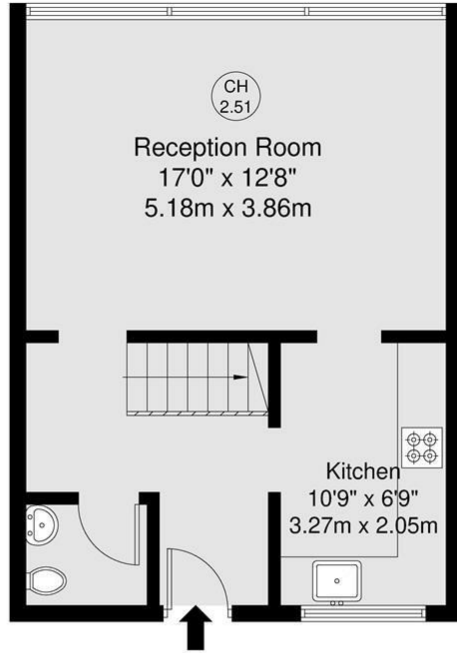




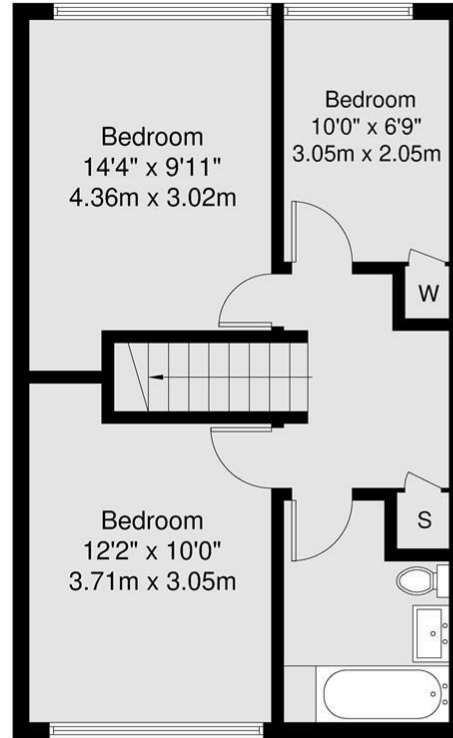








First Floor



Second Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
82.9 sq m / 892 sq ft

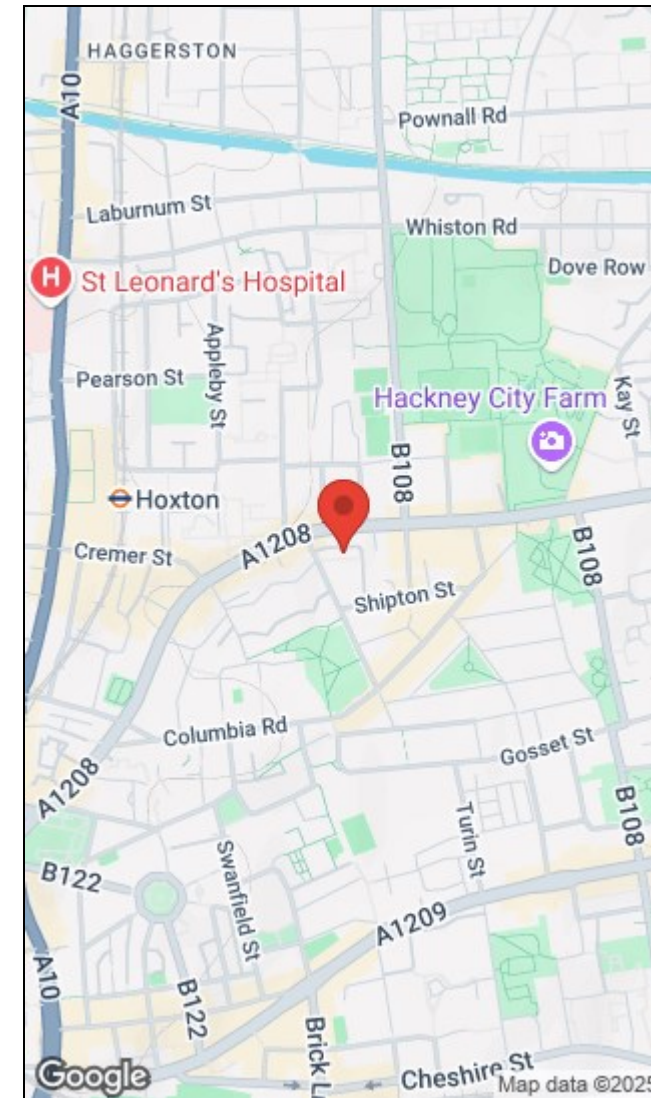
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.8 sq m / 8 sq ft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0sq 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
77	77		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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