



19A Old Nichol Street, , London, E2 7HR

- Two spacious double bedrooms
- Beautifully converted warehouse building
- Exposed brickwork and high ceilings
- New 999 Year Lease
- Large south-facing reception room
- Huge windows & exceptional natural light
- Prime Shoreditch location
- Air-source heat pump

£750,000



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DESCRIPTION

Guide Price: £750,000 – £775,000

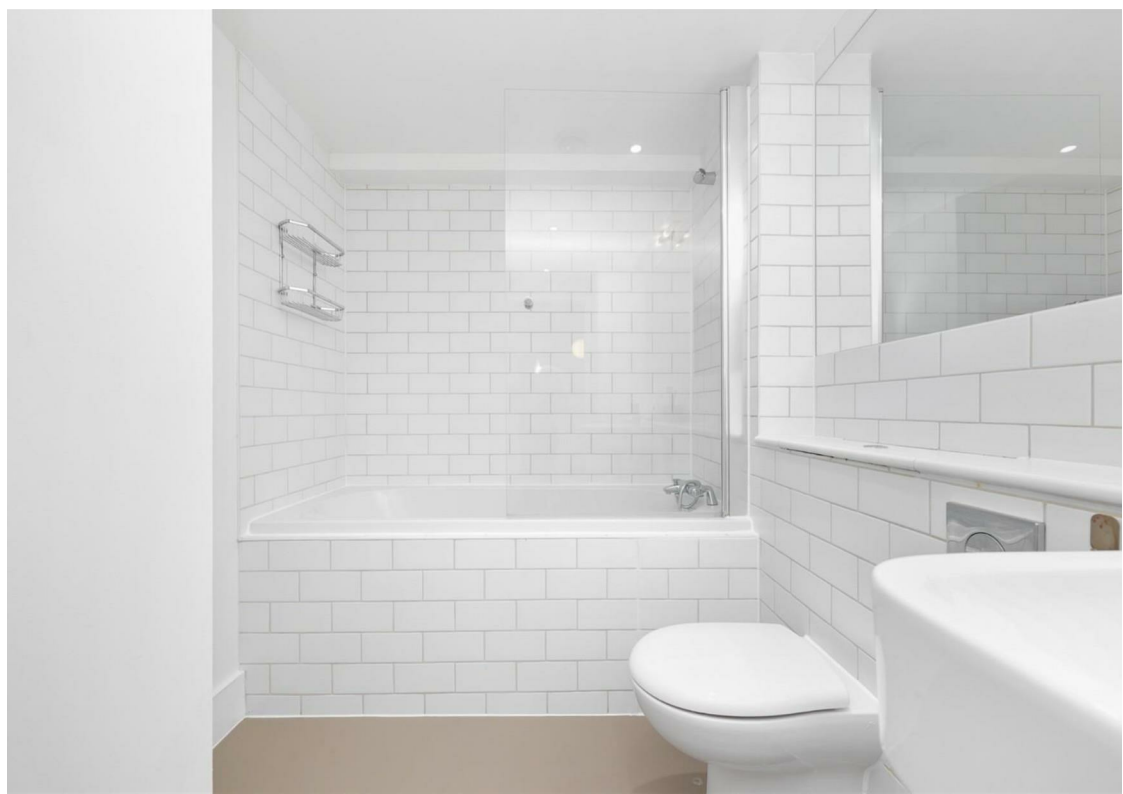
Tucked inside an iconic Shoreditch warehouse conversion, this superbly bright and spacious two-bedroom apartment pairs raw industrial character with sleek modern design.

The apartment's generous layout is bathed in natural light, enhanced by vast windows and a coveted south-facing reception. Lofty ceilings, exposed brick, and crisp finishes deliver a home that feels both stylish and inviting.

The expansive reception room sets the stage for entertaining or unwinding, with warm timber floors and a wonderful sense of space. Both double bedrooms are well-sized, each continuing the light-filled, airy atmosphere.

Situated just moments from Brick Lane, Shoreditch High Street, and Spitalfields Market, this property places you at the very center of East London living, with excellent transport connections right on the doorstep.







GROSS INTERNAL AREA (GIA) The footprint of the property 72 sq m / 775 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.4 sq m / 25 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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

Viewings

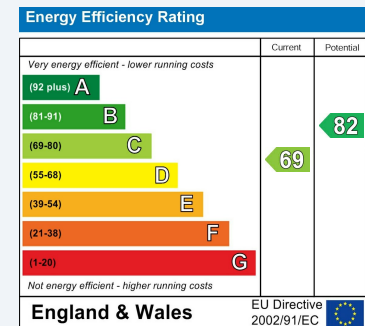
Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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? If you are thinking of selling 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.