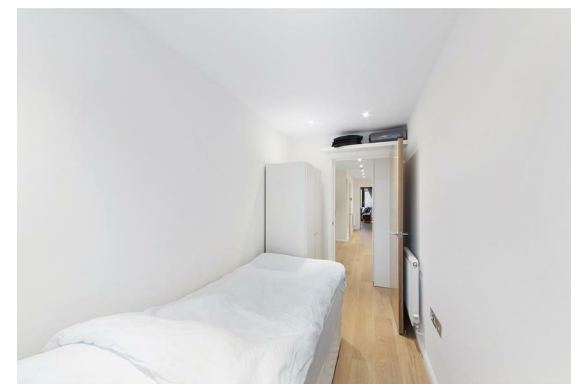




Boundary Street, , London, E2 7JG

- Share of freehold
- Planning agreed to Extend
- EPC Band C
- 2 Bedrooms
- One Double Bedroom & One Single
- Prime Shoreditch Location

£700,000



Boundary Street, , London, E2 7JG

DESCRIPTION

A rare central Shoreditch property opportunity, this already well finished 689sq ft two bedroom apartment comes with planning to add a further 620 sq ft extension above with two terraces.

Located on one of Shoreditch's best parts this lovely ready to live in two bedroom apartment offers wood flooring throughout, designer kitchen, downlight throughout, modern bathroom and two bedrooms.

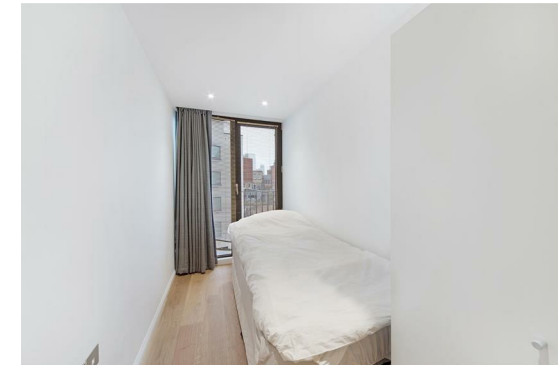
The property comes with a share of freehold and when extending there would be a £100 per sq ft charge from previous freeholder (£62,000)

This property would make an idea home and mean once built it could be personalised and still come out under market value meaning profit and a home of choice!

Call us to discuss all options and details on this unusual property

The property is close to transport links (Shoreditch High Street and a number of bus routes) and the City of London. Boundary Street is one of the best roads of the area for easy access to all the vibrant markets, bars, restaurants and amenities. With the added extra of being close to transport and the City of London.

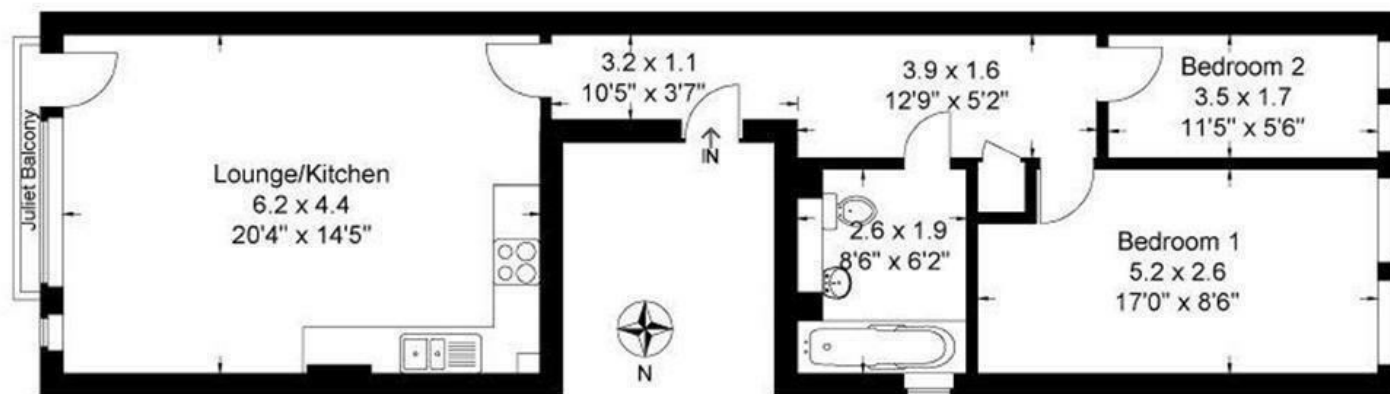
Parking permit application is allowed via Hackney Council.





Flat 4, 41 Boundary Street

Approximate Gross Internal Area
64.0 sq m / 689.0 sq ft



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to Scale

Viewings

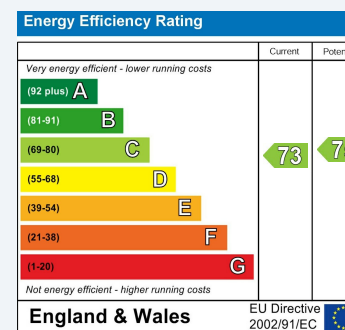
Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.