



HUNTERS[®]
HERE TO GET *you* THERE



Fanshaw Street, Shoreditch, N1

£460,000

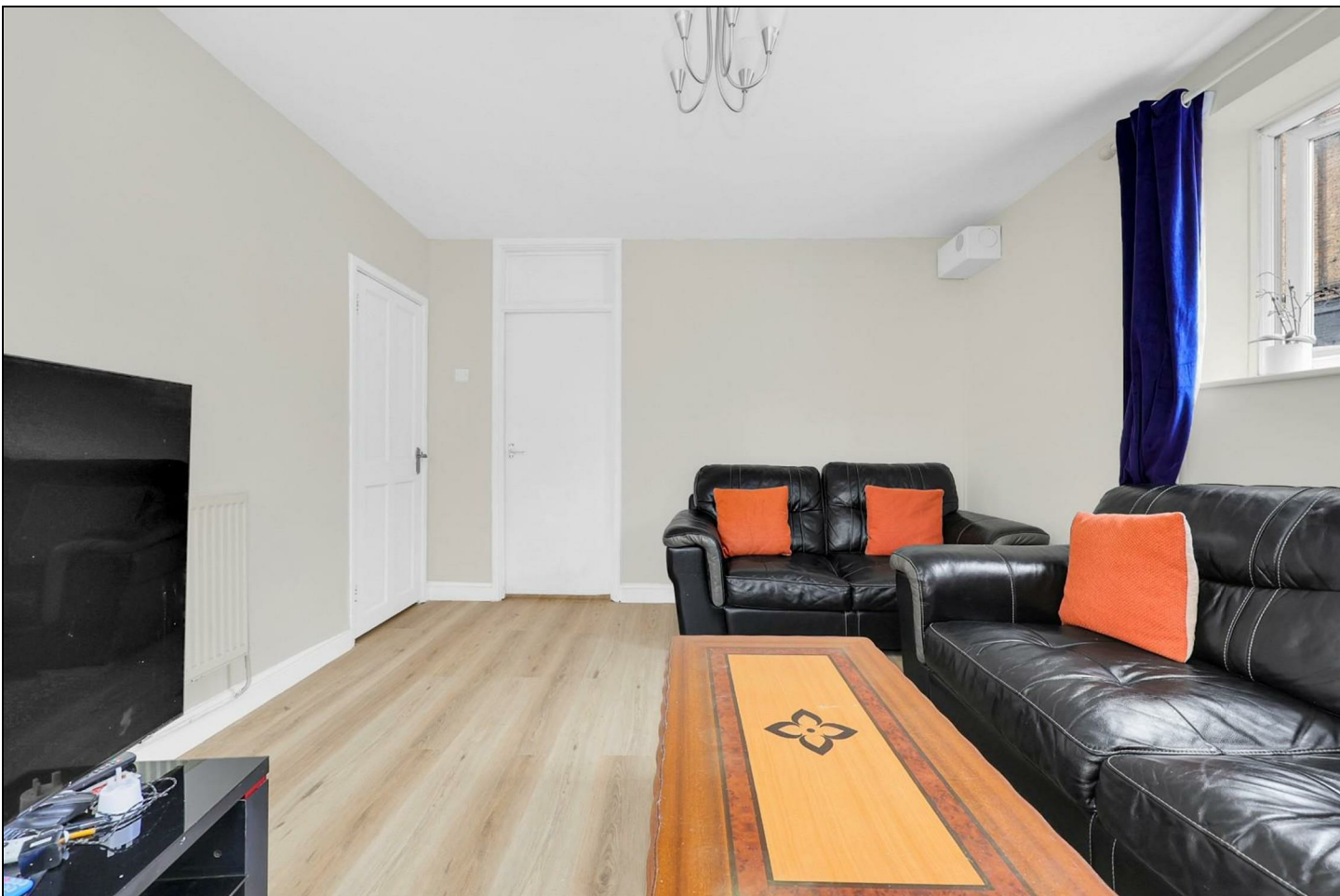


Situated in an enviable location, just moments from Hoxton Square and the Shoreditch Triangle, this well-presented two-bedroom ground-floor apartment offers a fantastic opportunity for first-time buyers and investors alike.

Set within an attractive purpose-built block, the property boasts a private balcony, providing a peaceful outdoor retreat. The interior has been recently decorated to a neutral standard, offering a fresh and inviting space ready for immediate occupation or further personalisation.

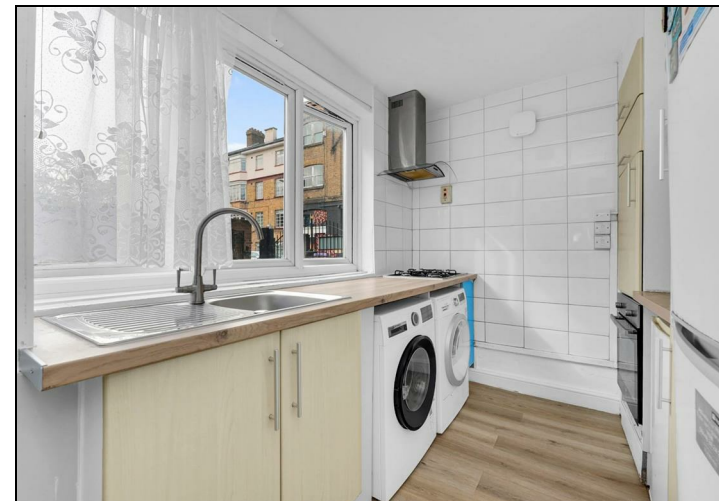
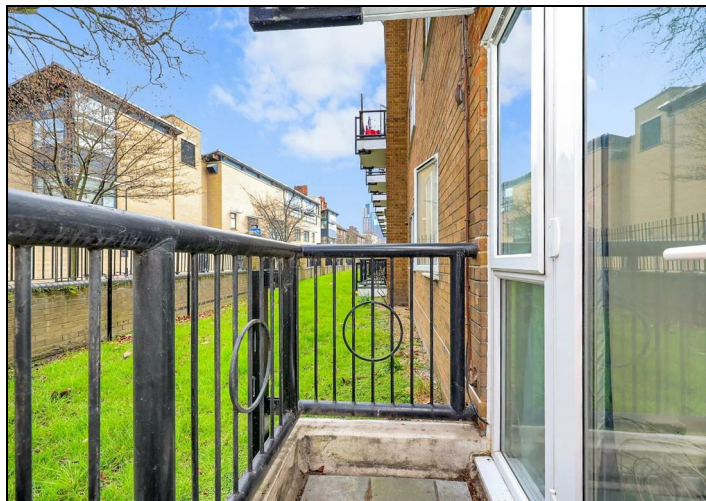
With Shoreditch, Old Street, and Hoxton stations all within easy reach, this apartment is perfectly positioned to enjoy the vibrant lifestyle of East London, with its renowned restaurants, bars, galleries, and boutique shops just a short stroll away.

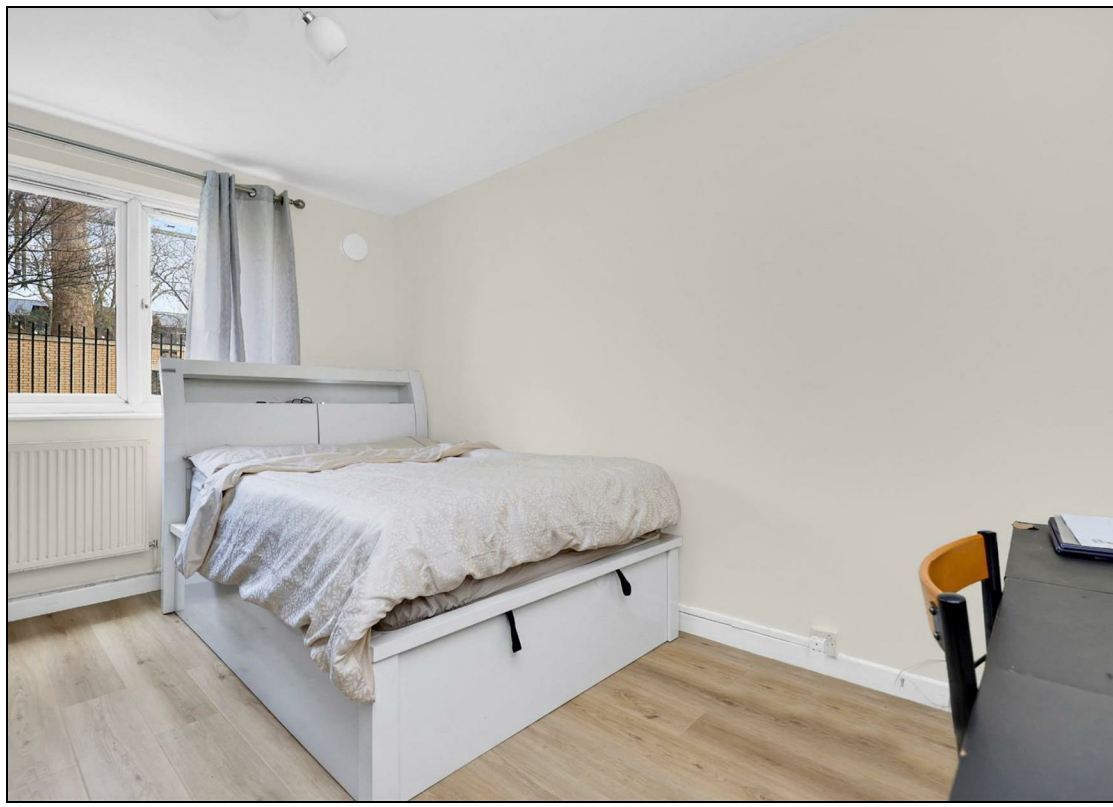
Early viewings are highly recommended.

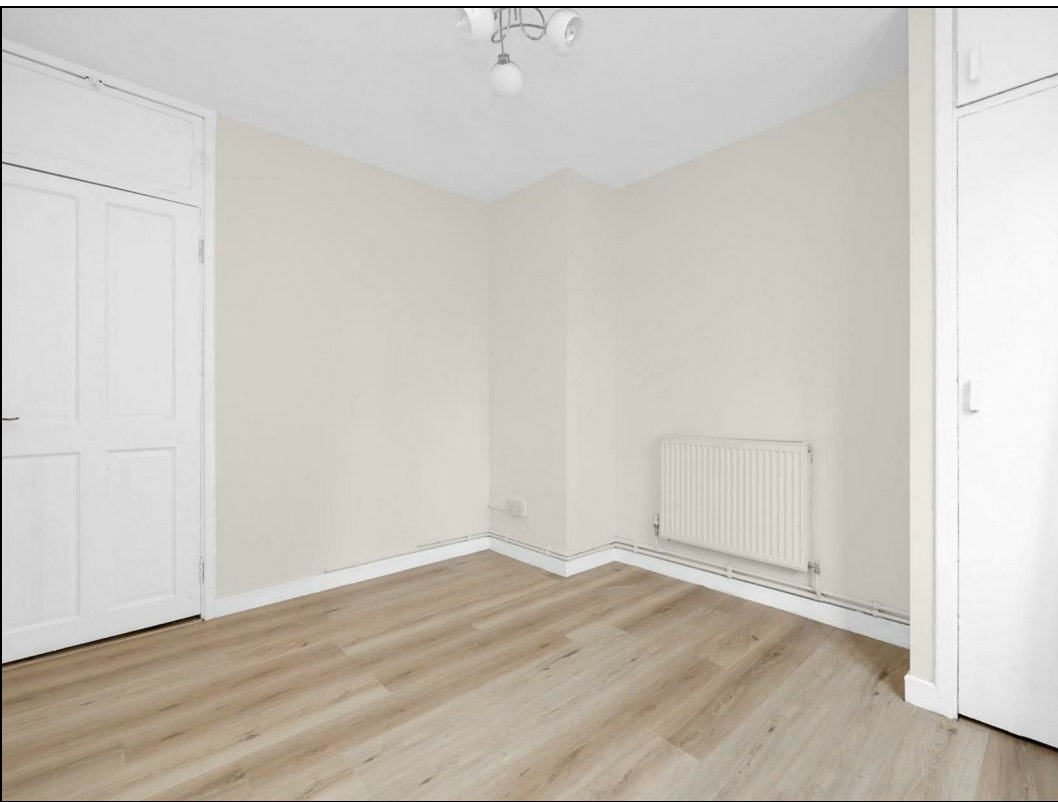


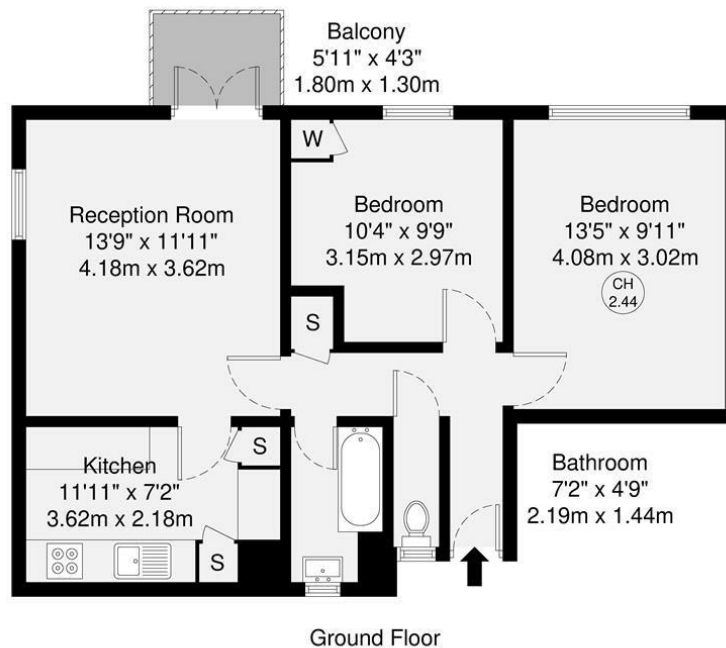
KEY FEATURES

- 2 Bedroom Apartment
- Balcony
- Envious Location
- Recently decorated interior









Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
56.3 sq m / 606 sq ft

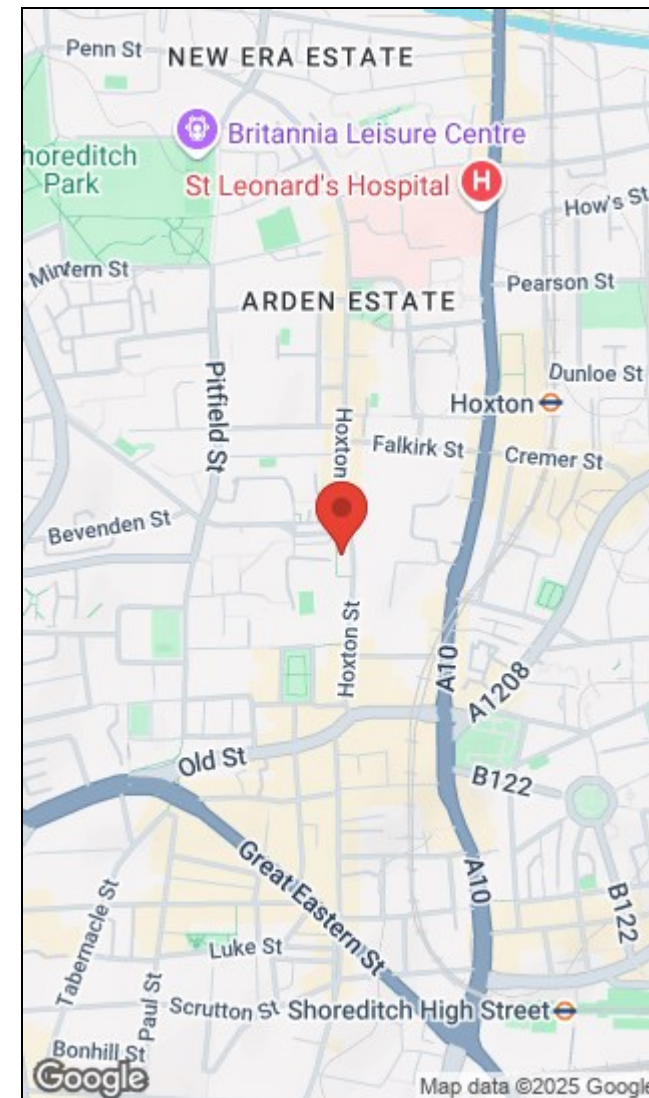
TOTAL STORAGE SPACE
Storage and wardrobe total area
1.4 sq m / 15 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah, etc.
2.3 sq m / 24 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	72	75			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

110 Curtain Road, London, EC2A 3AH | 020 7613 1798
shoreditchsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by PR Alliance Ltd | Registered Address: 110 Curtain Road, London, EC2A 3AH | Registered Number: 6242984 England and Wales | VAT No: 918 7157 96 with the written consent of Hunters Franchising Limited.