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Fanshaw Street, Shoreditch, N1

£450,000



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.

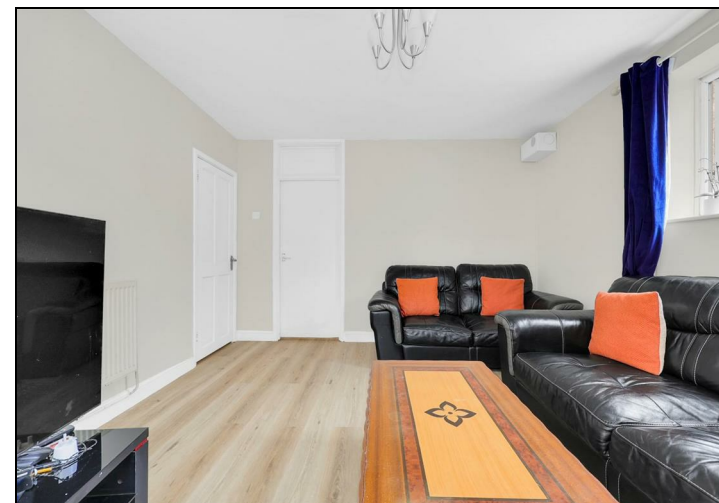
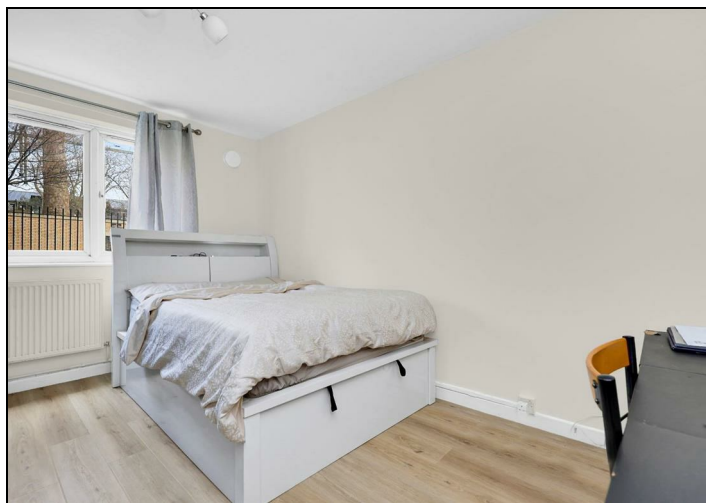
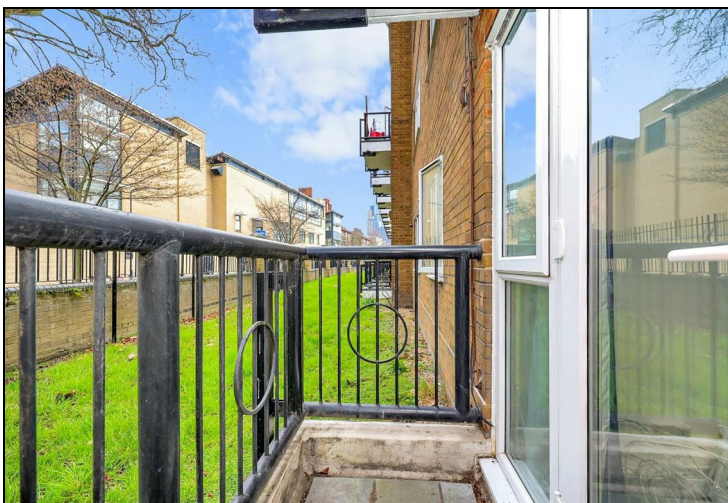
Set within an attractive purpose-built block, the property boasts a private balcony, providing a peaceful outdoor retreat. The interior has been recently decorated to a neutral standard, offering a fresh and inviting space ready for immediate occupation or further personalisation.

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.

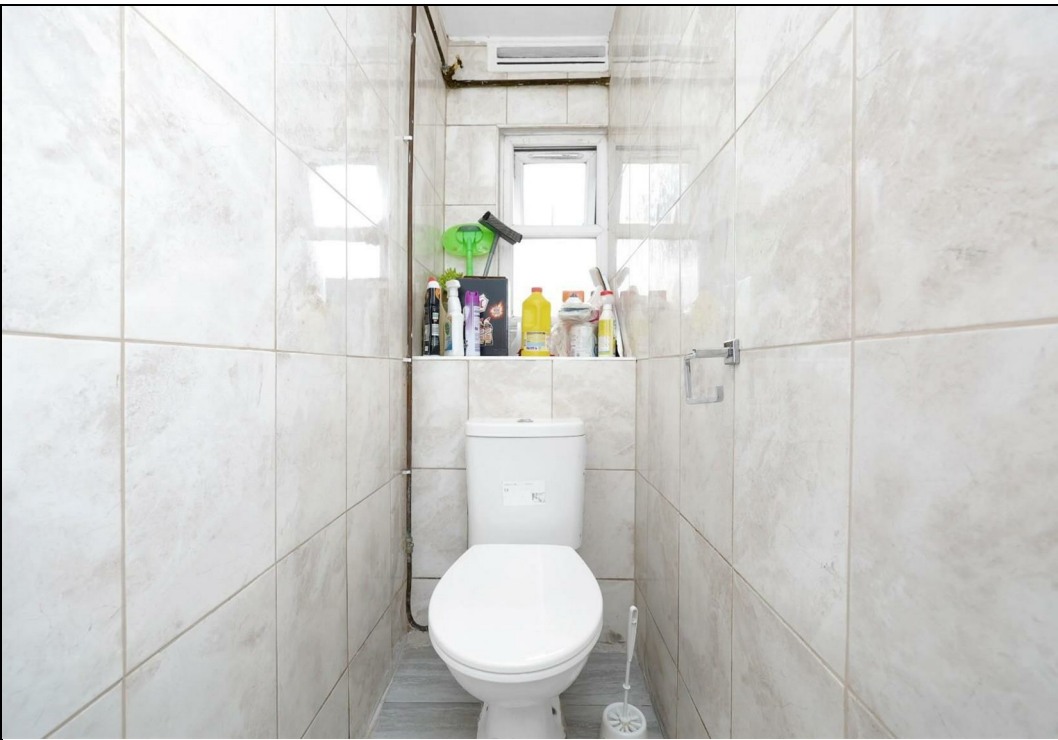
Early viewings are highly recommended.

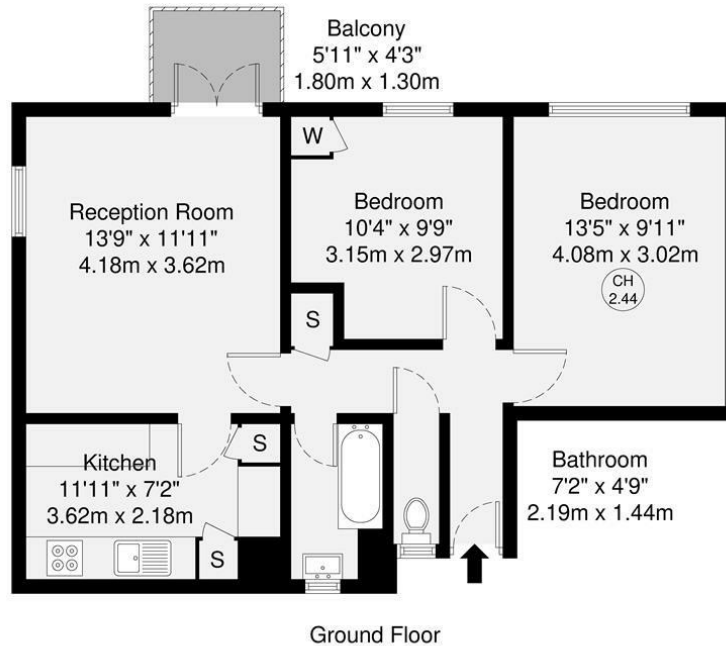
KEY FEATURES

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









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

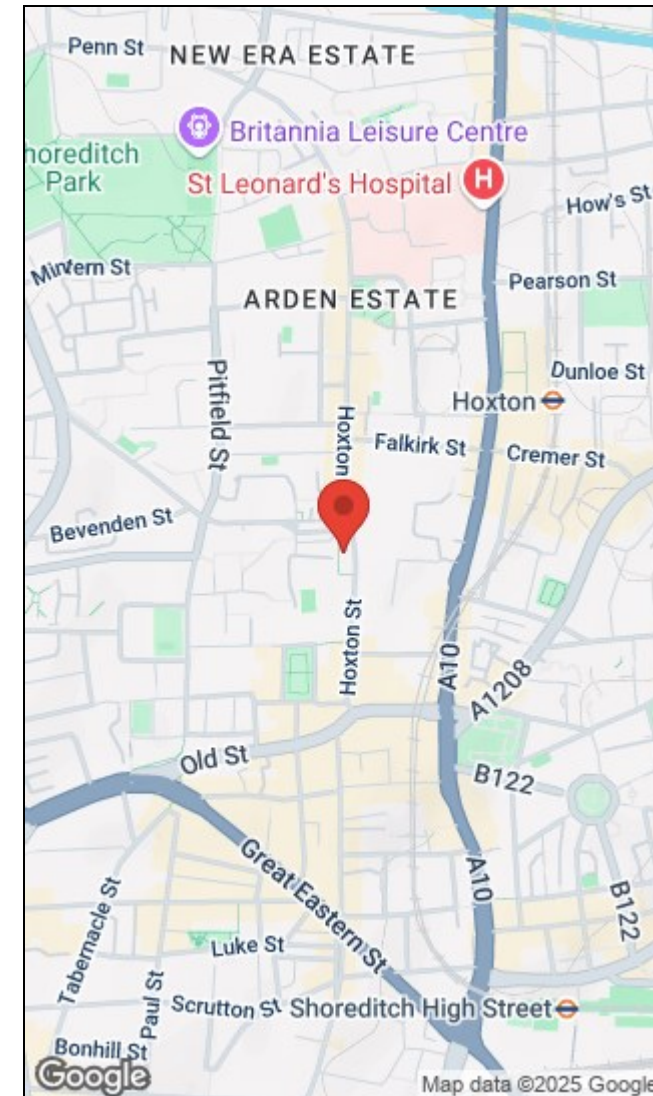
TOTAL STORAGE SPACE
Storage and wardrobe total area
1.4 sq m / 15 sq ft

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 | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |
| England & Wales | | | England & Wales | | |

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