

## Curtain Road, Shoreditch, EC2A

Asking Price £850,000

- Fantastic Location
- Extra-Large Master Bedroom
- Enuite Mezzanine Shower Room
- Short Walk To Old Street
- Duplex Layout
- Modern Bathroom
- Chain Free
- High ceilings
- Mezzanine Bedroom
- Close To Liverpool St Station

88 Cheshire Street, London, E2 6EH  
0207 739 6969

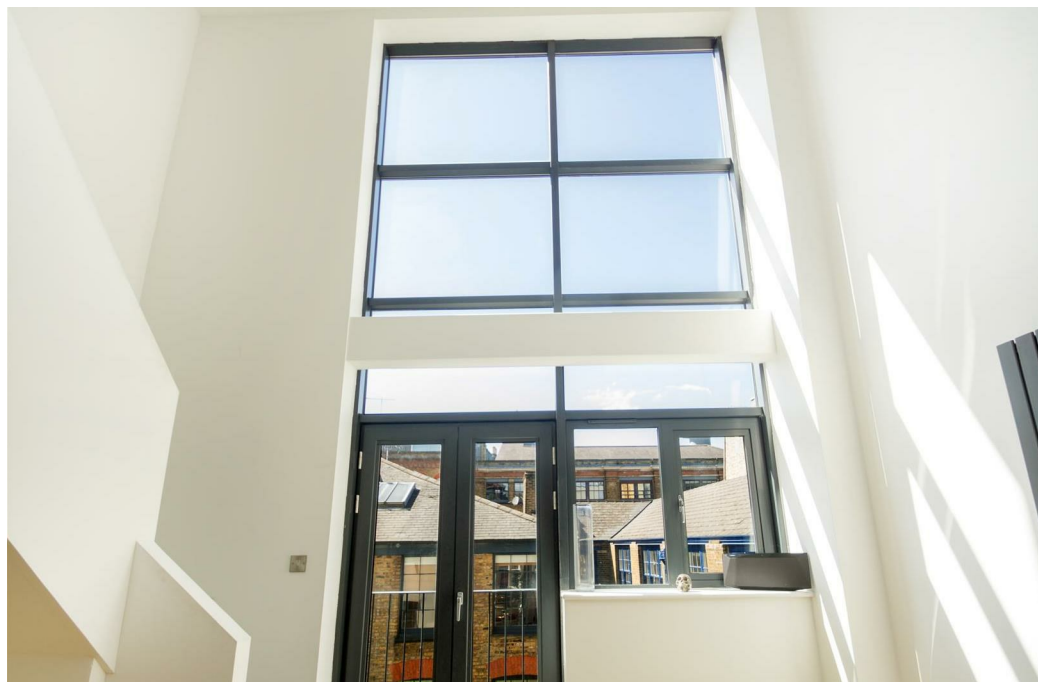
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# Curtain Road, Shoreditch, EC2A

Modern duplex apartment comprising two bedrooms and two bath/shower rooms with WCs and secure parking located in the heart of Shoreditch, close to the City and a short walk from Old Street and Shoreditch High Street.



Council Tax Band:



Offered for sale is this stunning 2 double bedroom duplex penthouse apartment with allocated parking set within a secure development in the heart of Shoreditch on Curtain Road.

The apartment features a bright and spacious reception room with Juliet balcony and space for open plan kitchen (please note buyer can be involved in design and fit of new kitchen subject to offer).

There is a contemporary fitted family bathroom, ground floor bedroom and stairs leading up to the master bedroom with modern fitted en-suite, built in storage and fire escape.

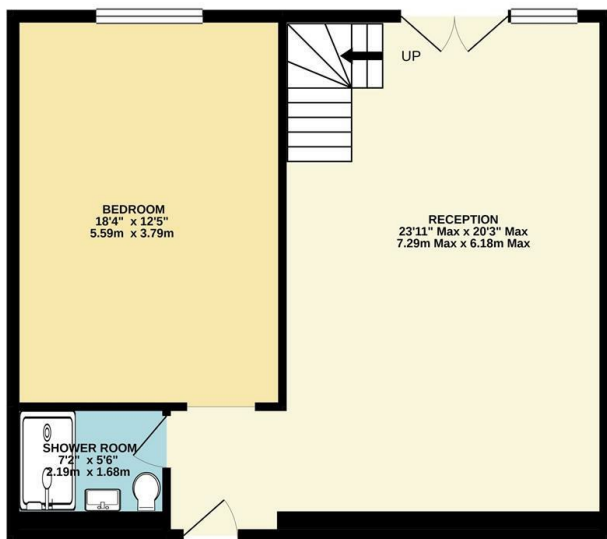
The property has been renovated to an extremely high standard throughout and development is secure with video entry phone and lift facilities.

Located in the heart of Shoreditch on Curtain Road with an array of shops, bars and restaurants on your doorstep as well as Hoxton Square, Brick Lane and Shoreditch High Street being close by.

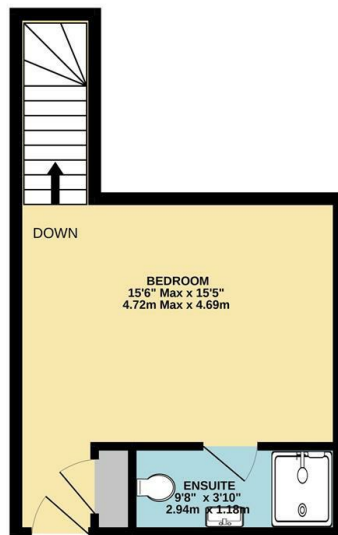
Transport links include Liverpool Street, Old Street and Shoreditch High Street Stations which are all just a few moments walk.

Offered on a chain free basis.

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.

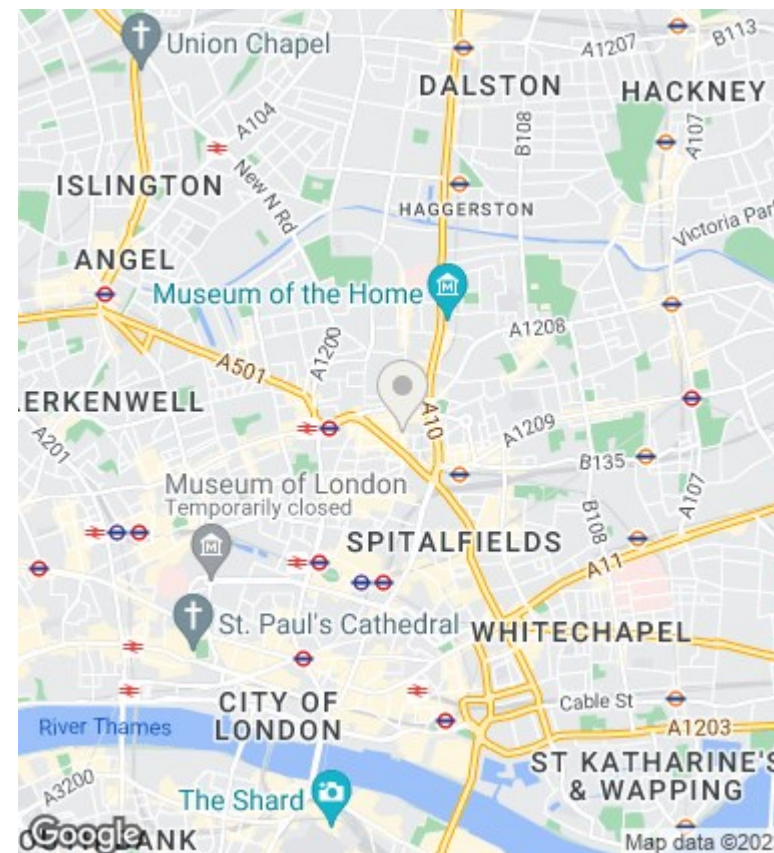


1ST FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	