



OFFERS OVER

**£780,000**

**Curtain Road**

London, EC2A 3BS

Offers over £780,000

Beautifully presented 2 double bedroom duplex apartment set within a private development in the heart of Shoreditch on Curtain Road.

The property features a bright and spacious reception room with solid wood flooring, Juliet balcony and double high windows bringing in an abundance of natural light. There is an open stairway leading up to the mezzanine bedroom which has access to a contemporary fitted bathroom and additional entrance/fire escape.

There is a modern fitted separate kitchen, family bathroom and extremely large master bedroom.

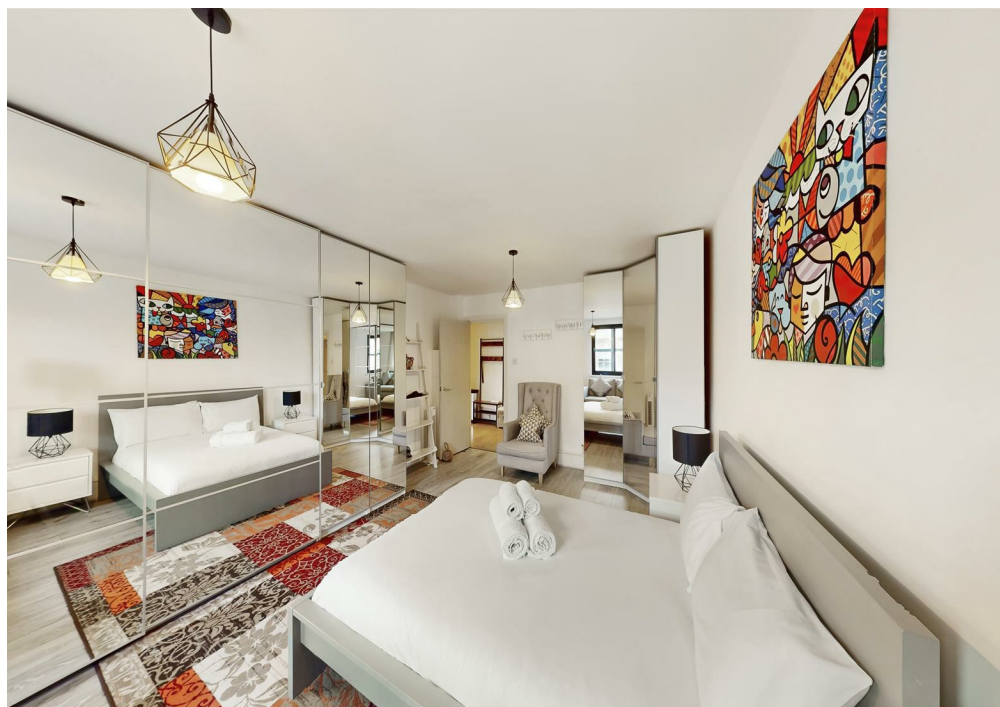
The development is kept in very good order with security code entry system and lift facilities.

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.

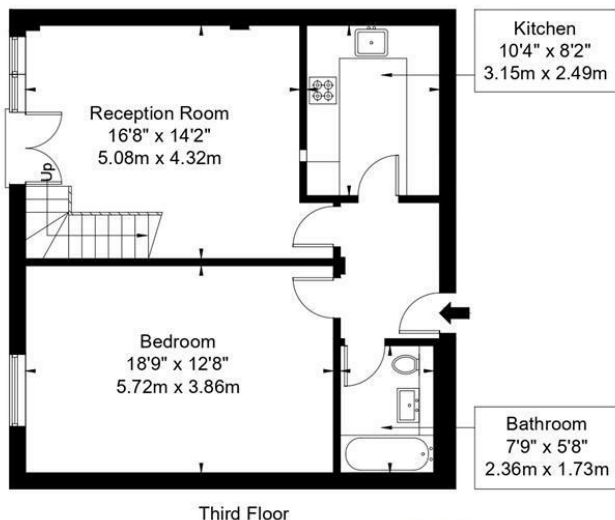
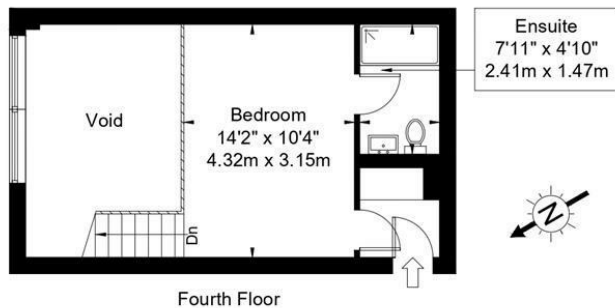
Leasehold: 100 years remaining  
Service Charge: £4400 per annum  
Ground Rent: £400 per annum  
Council Tax: Band E





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Approx Gross Internal Area = 84.4 sq m / 908 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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