



£685,000

Boundary Street

London, E2 7HJ

Bright, Stylish and Ideally Located Top-Floor Apartment in Iconic Shoreditch Location

Set within the historic and highly sought-after Grade II listed Arnold Circus Estate, this beautifully renovated top-floor apartment offers an exceptional blend of period charm and contemporary design. Spanning approximately 730 sq ft, the property is flooded with natural light throughout, high ceilings and boasts generous proportions, making it a rare find in one of East London's most vibrant neighbourhoods.

Step into a spacious reception room bathed in light from classic sash windows, featuring elegant wood flooring and characterful exposed brickwork – the perfect setting for both relaxing and entertaining. The modern, fully-fitted kitchen is sleek and practical, while the stylishly designed bathroom includes both a bathtub and a separate shower cubicle, finished to a high standard. Both double bedrooms are well-proportioned, each overlooking the peaceful courtyard and offering excellent built-in storage.

Perfectly positioned between Brick Lane, Columbia Road Flower Market, and Shoreditch High Street, this location offers the very best of East London's culture, cuisine, and creativity right on your doorstep. The Arnold Circus 'Boundary Estate' is steeped in rich history, having also inspired Dickens writings, as Britain's first social housing development. It is now home to a thriving community and leafy surroundings.

With Liverpool Street and Old Street tube stations within easy walking distance – plus Shoreditch High Street and Hoxton Overground stations nearby – this flat is superbly connected for commuting into the City or enjoying the wider capital.

Offered chain-free.

Council Tax: Band C

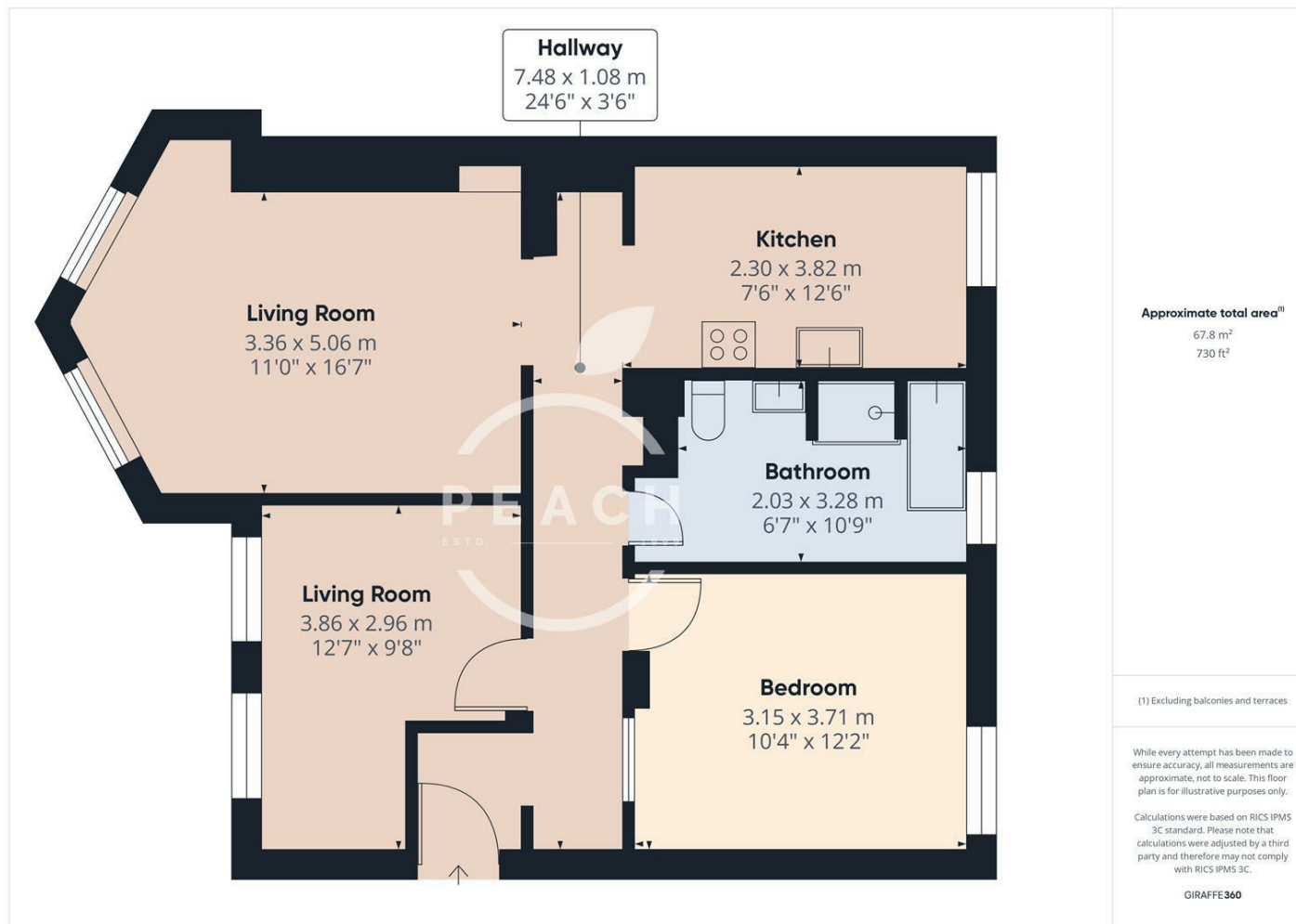
Leasehold: 89 years

Service Charge: £1872 per annum

Ground Rent: £10 per annum







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(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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