



**£1,400,000**

**Dereham Place**

London, EC2A 3HJ



We are delighted to present a rare opportunity to acquire this super freehold property in the heart of Shoreditch, set over six stories, and offering unique take on the factory and warehouse conversions typical of the area.

The property has been beautifully designed to allow maximum flexibility for the next owner to configure the living spaces as they choose. At the moment it features a ground floor reception which also has the facility to be used a garage. This floor also houses a utility room with W/C.

The basement is currently set up as a high-spec cinema room with a 2.3 screen with projector and surround sound. A further space on this floor is presently used as a gym.

The kitchen/dining area is located on the first floor featuring a sleek, contemporary designed kitchen with integrated appliances, breakfast bar and dining area.

The three bedrooms are located on the upper floors, benefitting from lots of natural light through floor to ceiling windows. Each bedroom has an individually styled en suite bathroom. The top floor also features a great private balcony with amazing views of Shoreditch and East London.

The property has been designed and fitted to a high standard with a combination of warehouse and homely features, including hard wearing resin flooring, multi-room audio system and fitted Lutron lighting system, and a striking glass and timber staircase running up through the property.

Although now very much a modern locality, Shoreditch has a rich cultural heritage. Its name is likely to refer to the headwaters of the river Walbrook, which originated in the Curtain Road area near Dereham Place. It was established as the principal area for textile and furniture manufacturing in the early 19th century but, by the end, Shoreditch became rather synonymous with disrepute and debauchery.

It has, however, benefitted from a surge in popularity and regeneration over recent decades. The neighbourhood has maintained an active association with the arts, and as such, is now an established, prime area to live in. It has an urban, shabby-chic appeal; renovated warehouses, independent shops, artisan coffee houses, Michelin-starred restaurants and reclaimed vintage stores encourage lots of hipster activity and gives the area a really exciting energy, not seen anywhere else in London.

With both Liverpool Street and Old Street tube stations within an easy walk and the added benefit of having Shoreditch High-Street and Hoxton Overground stations close by, Dereham Place is ideally situated for city commuters and those working in the Creative and Tech industries.

Tenure: Freehold  
Council Tax: Band G (Hackney)

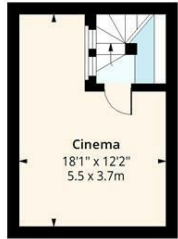




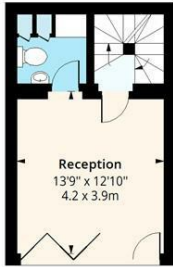


# Dereham Place, EC2A

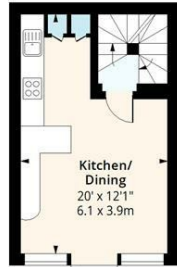
Approx. Gross Internal Area 1555 Sq Ft - 144.46 Sq M  
Approx. Gross Balcony Area 35 Sq Ft - 3.25 Sq M



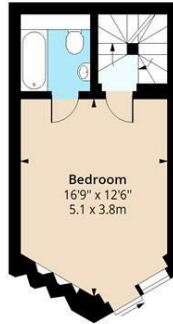
**Lower Ground Floor**  
Floor Area 225 Sq Ft - 20.90 Sq M



**Ground Floor**  
Floor Area 254 Sq Ft - 23.60 Sq M



**First Floor**  
Floor Area 254 Sq Ft - 23.60 Sq M



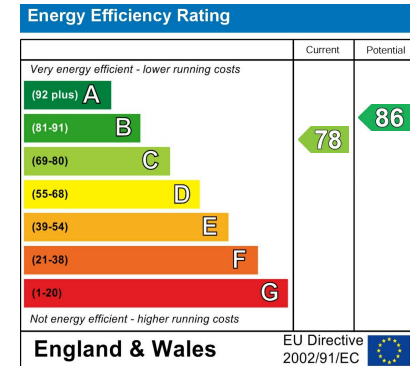
**Second Floor**  
Floor Area 284 Sq Ft - 26.38 Sq M



**Third Floor**  
Floor Area 284 Sq Ft - 26.38 Sq M



**Fourth Floor**  
Floor Area 254 Sq Ft - 23.60 Sq M



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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 25/6/2025

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com