

## Shearsmith House, Hindmarsh Close, London, E1 8HT

- \* CASH BUYERS ONLY \*
- Panoramic views of the city from Balcony
- Separate WC
- Leasehold - 175 Years
- 642 SQFT
- Two double bedrooms
- Large spacious rooms
- 10th Floor
- Service Charge - £2,000 approx
- Buy To Let or First Time Buyers

**Offers In The Region Of £370,000**



# Shearsmith House, Hindmarsh Close, London, E1 8HT - Offers In The Region Of £370,000

## DESCRIPTION

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Shearsmith House is an excellent choice for those looking for a modern, well-located flat in London. Here's a summary of the key features and highlights of this property:

**Location:** Shearsmith House is situated on the 10th floor, offering panoramic views of the city from both the double bedrooms and the open-plan kitchen/reception room. The property is conveniently located within a 10-minute walking distance from major stations, including Tower Hill, Aldgate East, and Shadwell. This location is ideal for commuters who need easy access to Central London and Canary Wharf.

**Modernized:** The property has been recently modernized, ensuring a contemporary and stylish living environment.

**Open-Plan Living:** The kitchen is open plan to the lounge, creating a spacious and versatile living area, which is great for both daily living and entertaining.

**Recently Tiled Bathroom:** The bathroom has been recently updated with new tiles, ensuring a fresh and clean look.

**Generous Bedrooms:** Both bedrooms are generously sized, providing ample living space for comfort and convenience.

**Building Amenities:** The building offers a lift for easy access to the 10th floor, a security entrance system for added safety, and off-road parking for residents.

This property's combination of modern amenities, convenient location, and scenic views of the city makes it an attractive option for those seeking a comfortable and well-connected home in London. If you're interested, be sure to contact us to arrange a viewing.







Shearsmith House, E1

CAPTURE DATE 23/08/2022 LASER SCAN POINTS 54,272,581

GROSS INTERNAL AREA

59.59 sqm / 641.42 sqft



- Tenth Floor

<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property. 59.59 sqm / 641.42 sqft	<b>NET INTERNAL AREA (NIA)</b> Exclusive walls and external features. Includes windows, external wall height. 57.27 sqm / 618.45 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 4.36 sqm / 46.93 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.8m. 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPM 18 RESIDENTIAL: 64.25 sqm / 691.56 sqft  
SPM 30 RESIDENTIAL: 61.93 sqm / 666.61 sqft  
SPEC ID: 821c4085468900d8f9e4c1

### Viewings

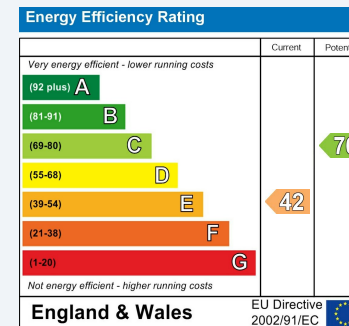
Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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