



LOFT HOUSE 46A MIDDLESEX STREET
LONDON

£850,000
LEASEHOLD



- 2/3 Bedroom Split Level Apartment • Large Private Roof Terrace • Open-Plan Kitchen/Living • Two Bathrooms • Built-In Storage • Excellent Location



A striking and highly versatile duplex apartment offering approximately 1,058 sqft of internal accommodation, an impressive private roof terrace and superb views towards the City skyline.

Arranged across the third and fourth floors, the property is currently configured with two double bedrooms and a substantial additional reception room on the upper level, which could equally be used as a third bedroom, home office or studio space.

The third floor features a spacious open-plan kitchen, dining and reception room extending to approximately 18'4 x 15'3. The contemporary fitted kitchen provides excellent storage and integrated appliances, while the exposed brick wall, timber flooring and generous living area give the room a warm, characterful feel.

Also on this floor are two well-proportioned double bedrooms, both with built-in storage, together with a modern family bathroom and an additional shower room.

Stairs lead to the fourth floor and an exceptional vaulted room measuring approximately 23'0 x 10'2. Flooded with natural light from multiple roof windows, this flexible space is presently arranged as a combined bedroom and sitting area. It would work particularly well as a principal bedroom suite, second reception room, creative studio or private workspace.

The upper floor opens directly onto a substantial private roof terrace measuring approximately 18'0 x 15'1. Offering ample space for outdoor dining and entertaining, the terrace enjoys far-reaching views across the surrounding rooftops towards some of London's most recognisable City landmarks.

Located on Middlesex Street, the apartment is exceptionally well positioned for the amenities, restaurants and nightlife of Spitalfields, Shoreditch and the City. Liverpool Street, Aldgate and Aldgate East stations are all within convenient reach, providing excellent transport connections across London and beyond.

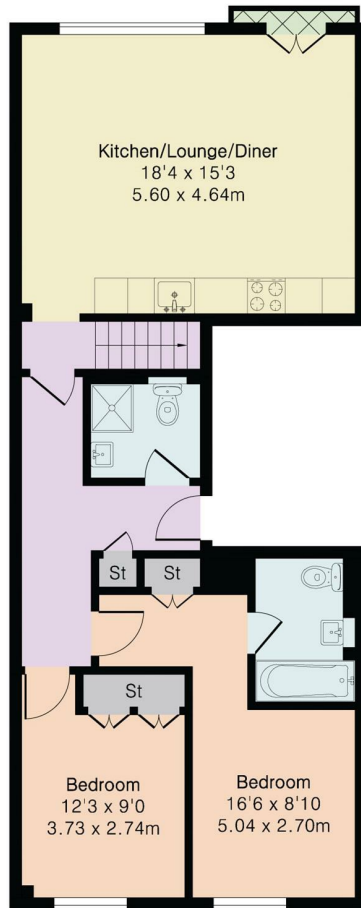




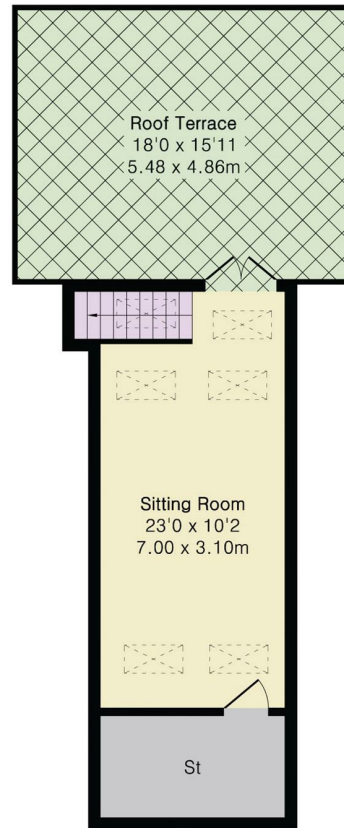
Approximate Gross Internal Area 1058 sq ft - 99 sq m

Third Floor Area 759 sq ft – 71 sq m

Fourth Floor Area 299 sq ft – 28 sq m



Third Floor



Fourth Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

Noble House Services - Sales 02076 891000
 5 Paper Mill Buildings, City Garden enquiries@nh-services.co.uk
 Row, www.nh-services.co.uk
 Islington
 London
 N1 8DW

NH NobleHouse
 services