



## 4 Minerva Street, , London, E2 9EH

- Approx. 586 sq ft One Bedroom Apartment
- Share Of Freehold
- Large Warehouse-Style Windows
- First Floor Of Converted Warehouse
- Exposed Brickwork & Concrete Detailing
- Excellent Natural Light

**Offers In Excess Of £500,000**



# 4 Minerva Street, , London, E2 9EH

## DESCRIPTION

Occupying the first floor of an impressive converted warehouse, this stunning and generously proportioned one-bedroom apartment extends to approximately 586 sq ft and perfectly captures the character and charm synonymous with authentic East London loft living.

The standout open-plan living space is flooded with natural light through large warehouse-style windows, beautifully complemented by exposed brickwork and striking concrete detailing. The proportions are excellent, comfortably accommodating distinct lounge and dining areas while retaining that sought-after industrial aesthetic.

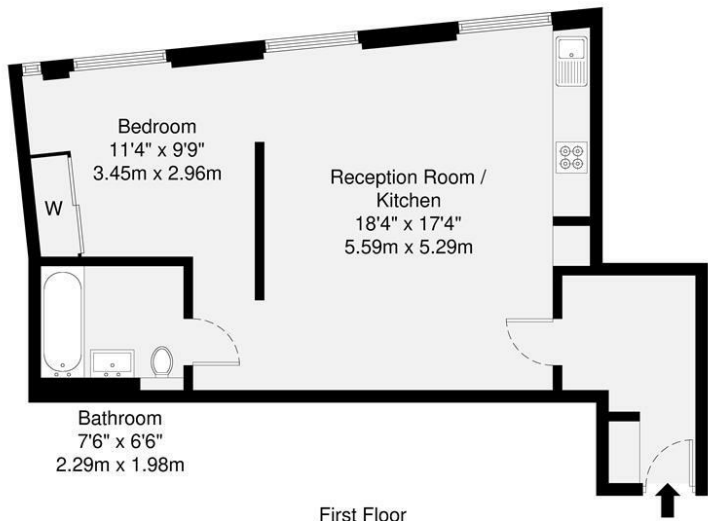
The contemporary kitchen is sleek and understated, featuring clean lines, integrated appliances and ample storage — seamlessly blending modern convenience with the building's original character.

The bedroom is well-sized and tranquil, while the stylish bathroom has been finished to a high standard with modern fittings and a refined, minimalist design.

Enviably located just off Hackney Road which is moments from the world famous Columbia Road Flower Market and trendy Broadway Market. Also offering excellent transport links into the City with Bethnal Green Tube and Cambridge Heath Overground stations both within a short walk.







First Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 54.5 sq m / 586 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.9 sq m / 9 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

**Viewings**

Please contact [shoreditch@hunters.com](mailto:shoreditch@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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.