



110 - 112 Curtain Road, , London, EC2A 3AH

- Two double bedrooms
- Open-plan living/kitchen
- Approx. 829 sq ft
- Chain Free
- Two bathrooms (one en-suite)
- 999 Year Lease
- Warehouse conversion
- Prime Shoreditch location

£575,000



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DESCRIPTION

A well-presented two double bedroom, two bathroom apartment set on the fourth floor of a modern warehouse conversion in the heart of the Shoreditch Triangle.

The property offers 829 sq ft of bright, well-proportioned living space, featuring a spacious open-plan reception/kitchen ideal for entertaining. The principal bedroom benefits from an en-suite, with a second double bedroom and family bathroom completing the accommodation.

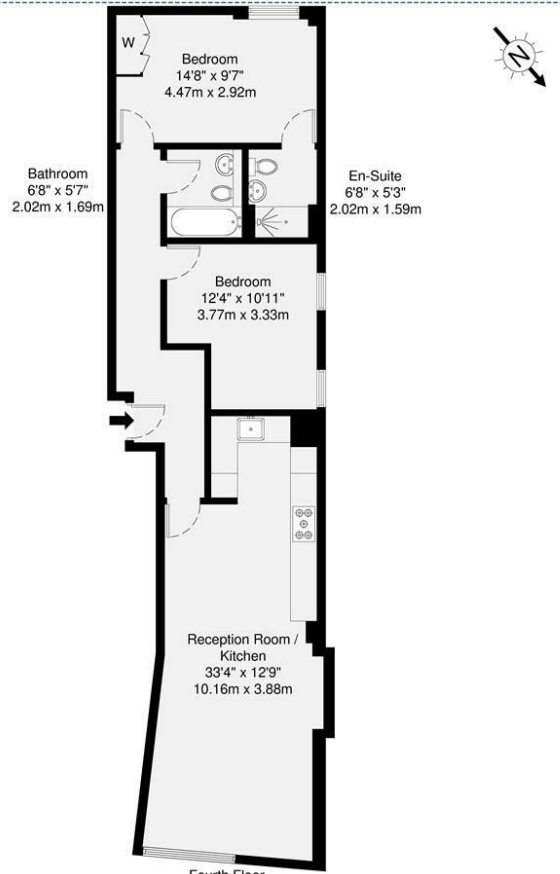
Located on Curtain Road, the apartment is moments from Shoreditch's vibrant mix of restaurants, bars and boutiques, with Old Street, Liverpool Street and Shoreditch High Street stations all within easy reach.

The current service charge is temporarily elevated due to one-off costs relating to fire risk assessment and certification works, and is expected to normalise thereafter.

*Some images have been virtually staged to illustrate potential layout and furnishings.







GROSS INTERNAL AREA (GIA)
The footprint of the property
77.1 sq m / 829 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.7 sq m / 7 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
0.0 sq m / 0.0 sq ft

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

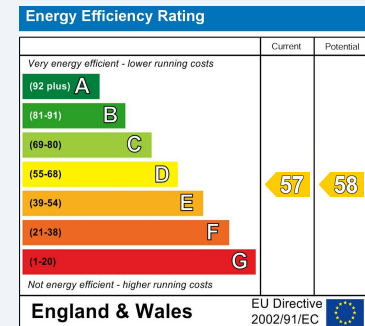
Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

