



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Hackney Road, Shoreditch, E2

£575,000



Introducing a stunning two-bedroom, two bathroom penthouse apartment in the heart of vibrant Shoreditch, seamlessly blending modern sophistication with urban charm. The impressive interior is thoughtfully designed and bathed in natural light, thanks to its expansive windows that create a bright, open, and welcoming ambiance.

A stand out feature of this property is the remarkable 200-square-foot PRIVATE TERRACE, offering a rare and tranquil retreat in the bustling city. Perfect for all seasons, this outdoor space invites you to start your day with a peaceful morning coffee, host unforgettable summer gatherings, or simply relax and soak up the sunshine in your very own urban sanctuary.

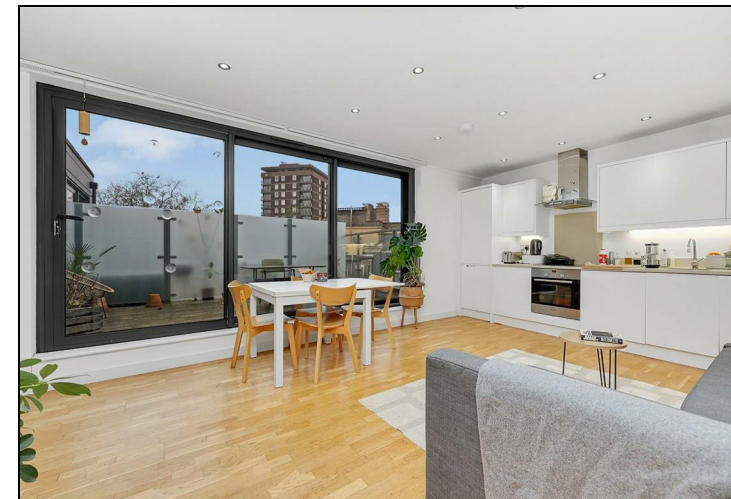
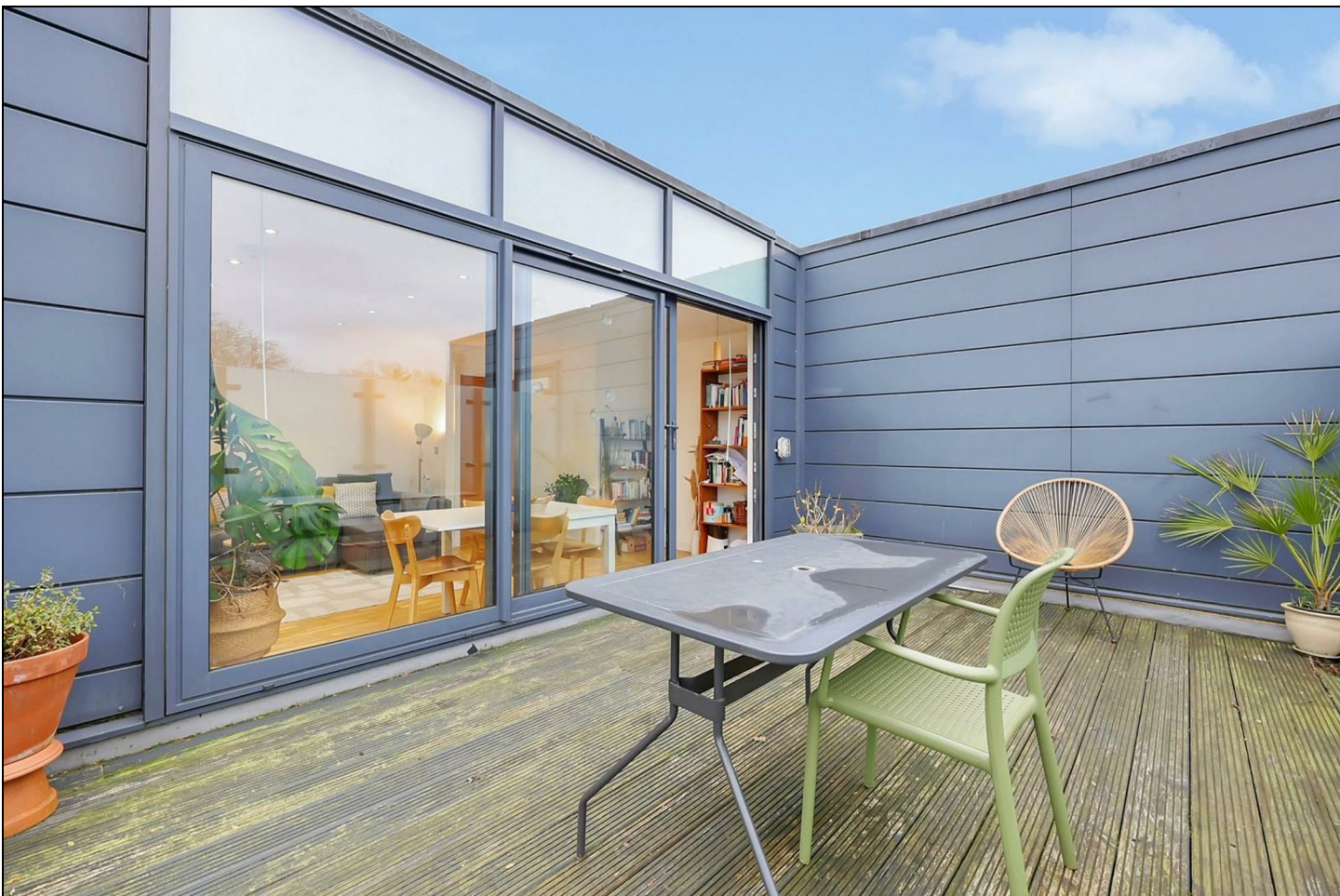
Adding to its appeal, this property boasts a long lease, providing both peace of mind and a secure long-term investment opportunity. The penthouse's prime location places you at the center of Shoreditch's dynamic culture, with an eclectic mix of trendy cafes, award-winning restaurants, boutique shops, and cutting-edge art galleries right on your doorstep.

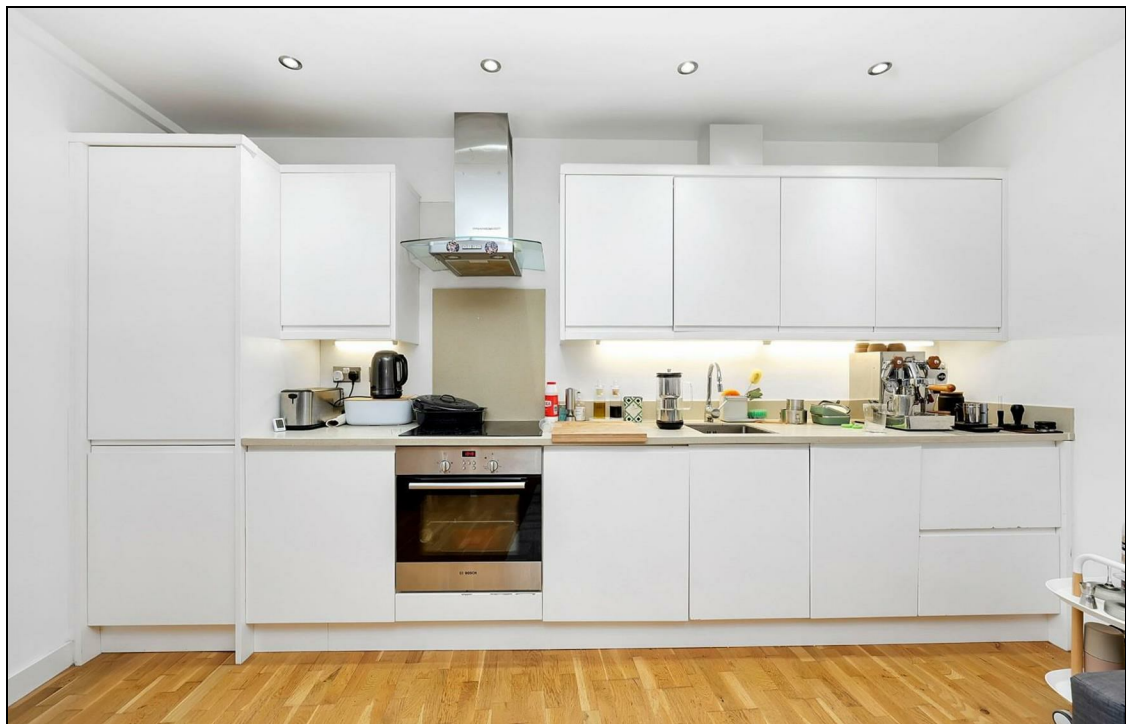
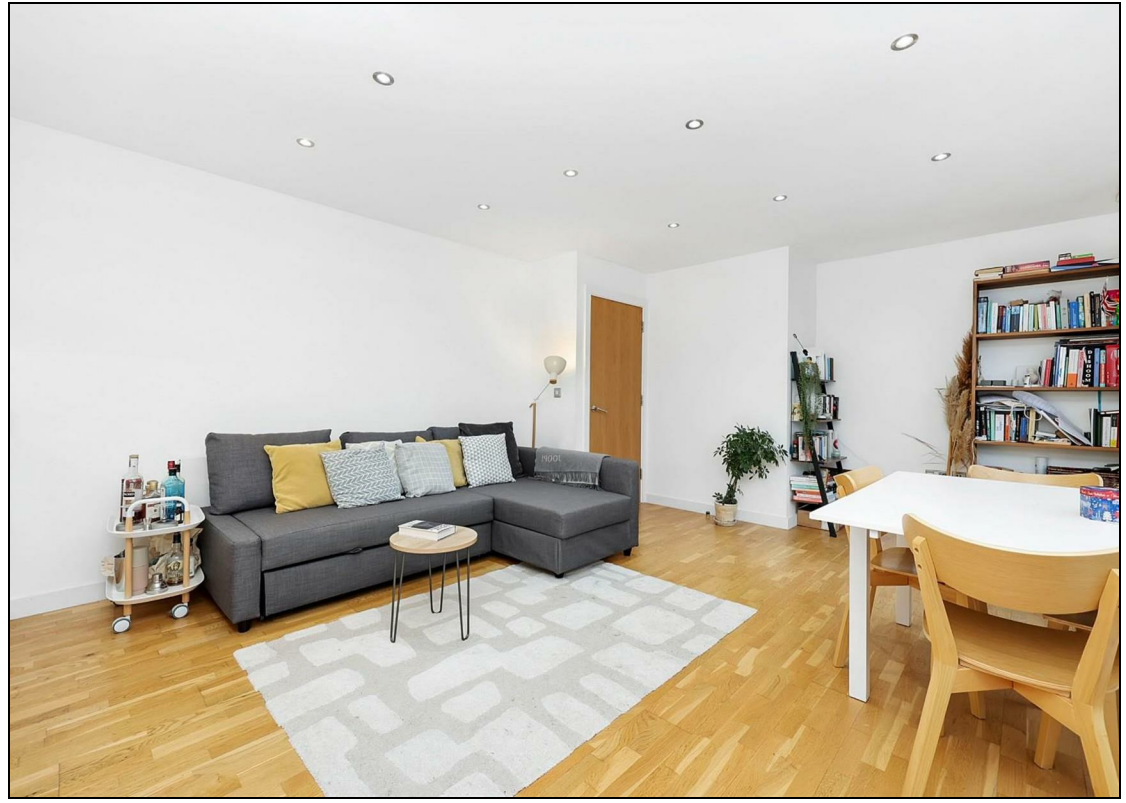
Exceptional transport links are another benefit, with Old Street, Shoreditch High Street, and Liverpool Street stations just a short walk away, ensuring seamless connectivity to the rest of London.

This is a rare opportunity to own a truly remarkable penthouse in one of the city's most sought-after neighbourhoods. Don't miss the chance to make this exceptional property your new home.

## KEY FEATURES

- Penthouse Apartment
- Two Double Bedrooms
  - Two Bathrooms
- Huge Private Terrace
- Floor To Ceiling Windows
- Leasehold = Approx. 139 Years Remaining
  - Service Charge = £3,825
  - Ground Rent = £0



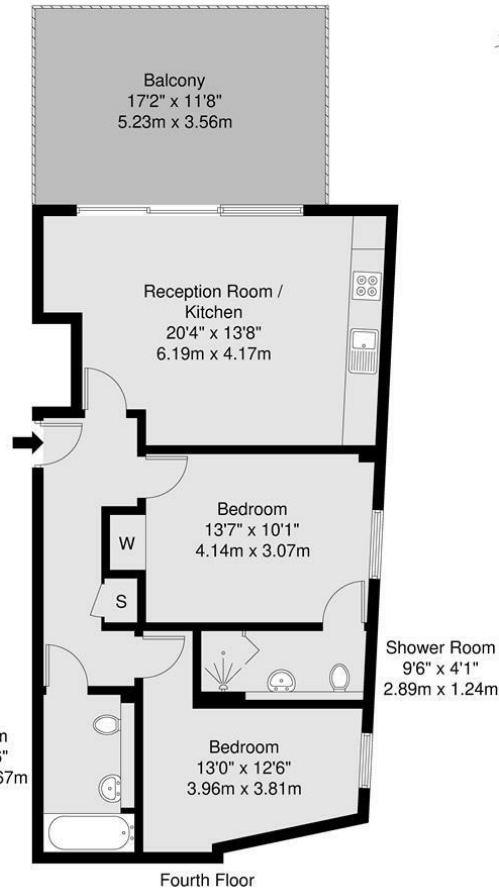




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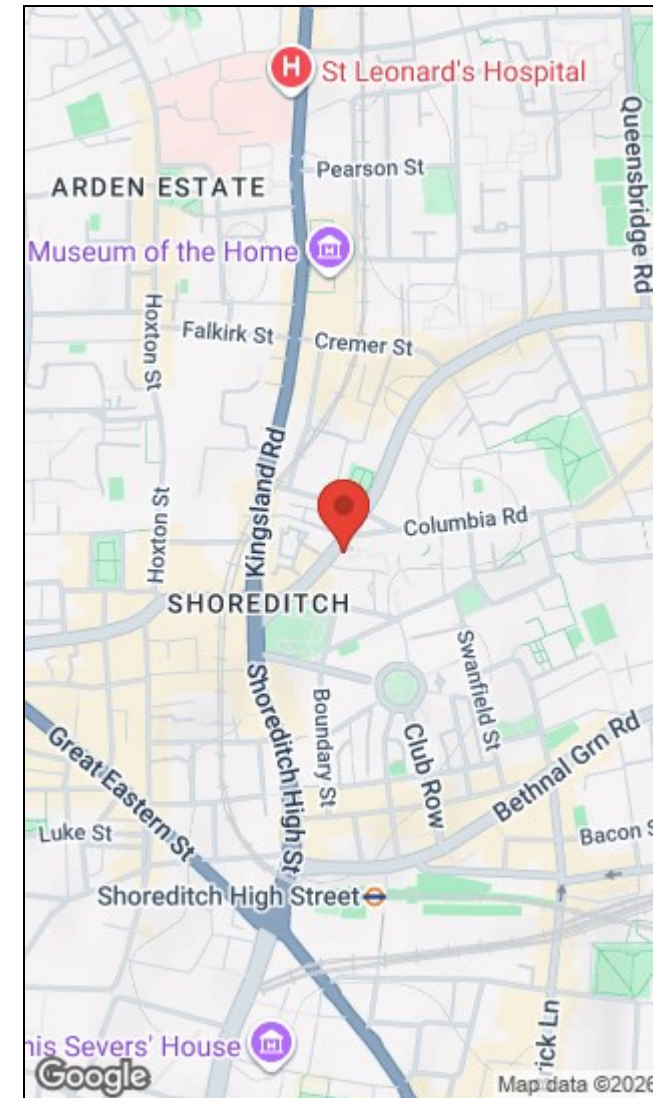
GROSS INTERNAL AREA  
65.6 sq m / 706 sq ft



GROSS INTERNAL AREA (GIA) The footprint of the property 65.6 sq m / 706 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.1 sq m / 11 sq ft	EXTERNAL FEATURES Canopy, Balcony, Terrace, Verandah, etc. 18.6 sq m / 200 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	80	82	82
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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