



OFFERS OVER

£800,000

Curtain Road

London, EC2A 3BS

Offered for sale is this stunning 2 double bedroom, live/work, duplex penthouse apartment with allocated parking set within a secure development in the heart of Shoreditch on Curtain Road.

The apartment features a bright and spacious reception room with Juliet balcony and space for open plan kitchen.

There is a contemporary fitted family bathroom, ground floor bedroom and stairs leading up to the master bedroom with modern fitted en-suite, built in storage and fire escape.

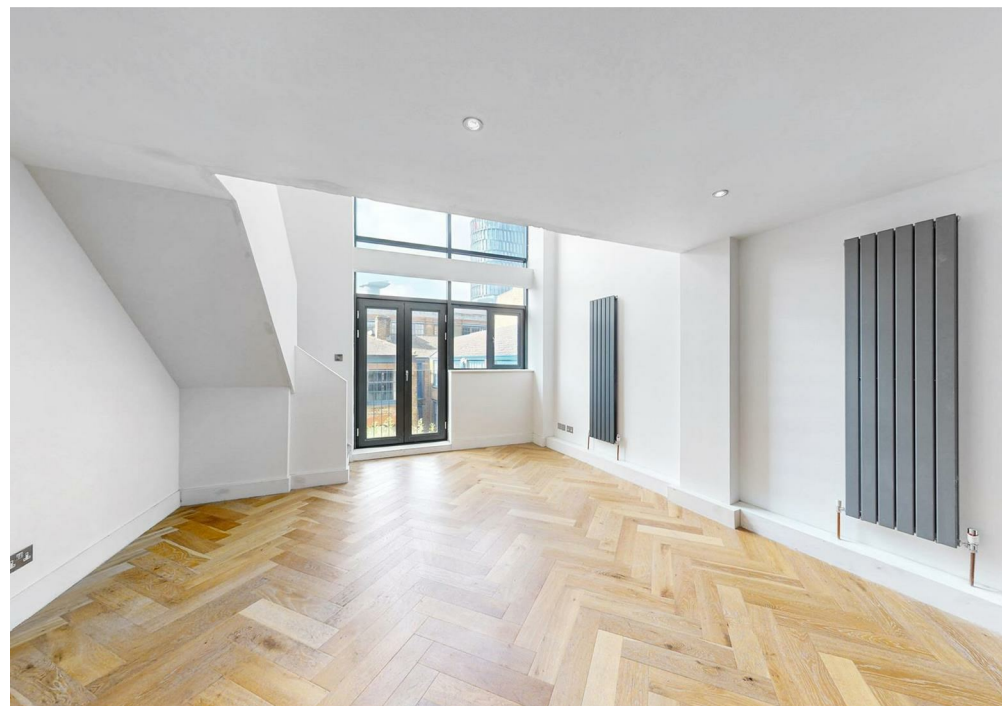
The property has been renovated to an extremely high standard throughout with lift facilities. and video entry phone for security.

Although now very much a modern locality, Shoreditch has a rich cultural heritage. Its name is likely to refer to the headwaters of the river Walbrook, which originated in the Curtain Road. It was established as the principal area for textile and furniture manufacturing in the early 19th century but, by the end, Shoreditch became rather synonymous with disrepute and debauchery.

It has, however, benefitted from a surge in popularity and regeneration over recent decades. The neighbourhood has maintained an active association with the arts, and as such, is now an established, prime area to live in. It has an urban, shabby-chic appeal; renovated warehouses, independent shops, artisan coffee houses, Michelin-starred restaurants and reclaimed vintage stores encourage lots of hipster activity and gives the area a really exciting energy, not seen anywhere else in London.

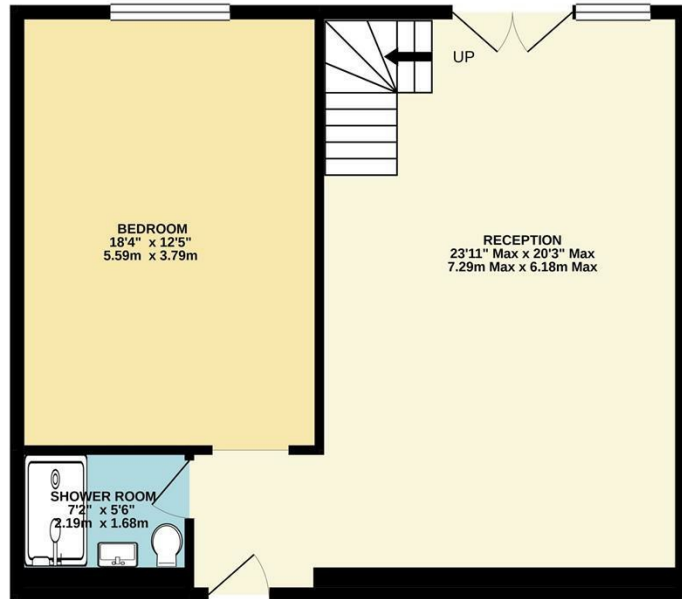
With both Liverpool Street and Old Street tube stations within an easy walk and the added benefit of having Shoreditch High-Street and Hoxton Overground stations close by, this property is ideally situated for city commuters and those working in the Creative and Tech industries.

Offered on a chain free basis.

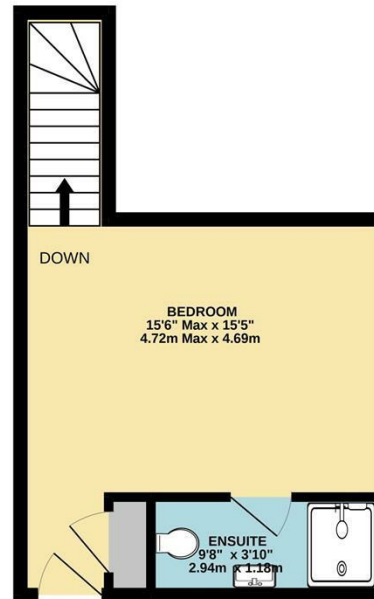




GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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

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