



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

A well-presented two bedroom property for sale, moments from Old Street station in the heart of Shoreditch.

LEONARD STREET, EC2A
£650,000





Well-presented two bedroom apartment on the first floor of a characterful conversion on Leonard Street, moments from Old Street station in the heart of Shoreditch.

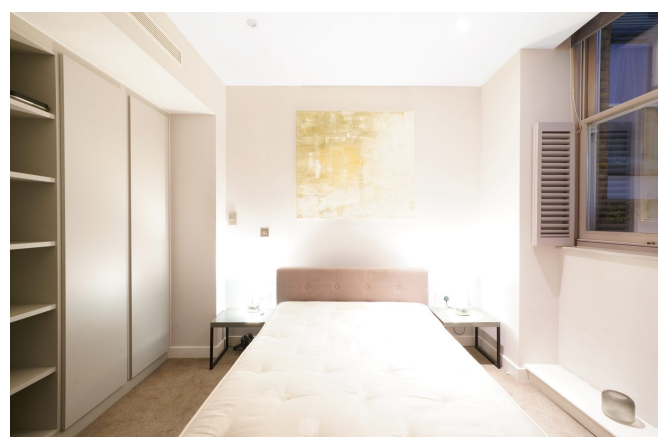
The apartment offers 667 sq ft of light-filled living space. The reception room is open-plan to a fully integrated kitchen, offering versatile space to cook, dine and entertain.

Two well-proportioned double bedrooms sit at opposite ends of the apartment, both overlooking the building's communal gardens, and are served by a bathroom with a double shower and generous storage.

Residents benefit from a 24-hour concierge service, a secure entrance with lift access, and use of the building's gymnasium, sauna and communal gardens. Underfloor heating and comfort cooling run throughout.

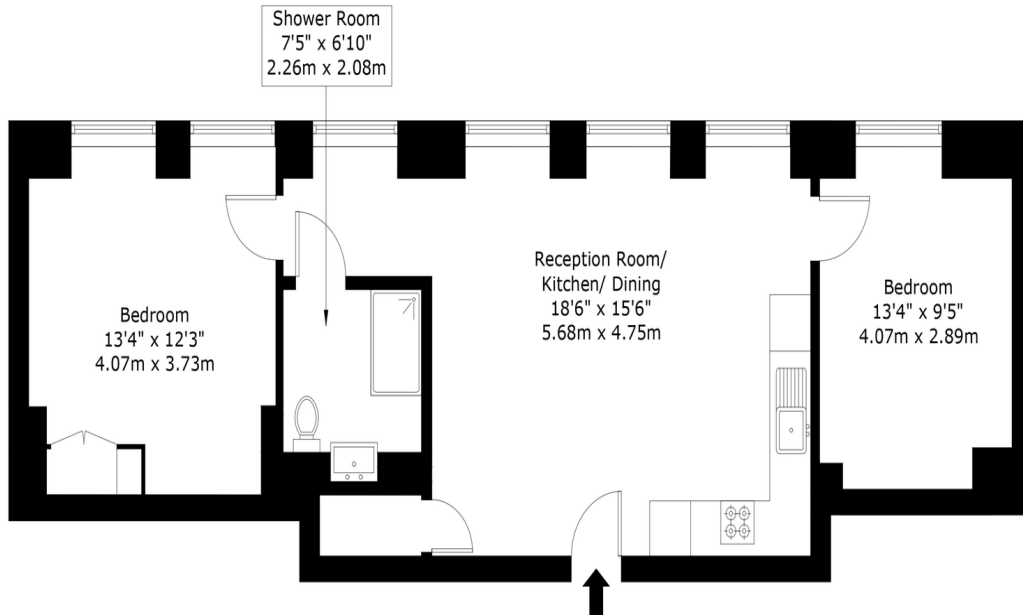
Leonard Street sits equidistant between Shoreditch and Moorgate, moments from Old Street station, offering an excellent blend of city and urban living close to the West End and the City.

110 Year Lease
Access to Residents' Only
24-Hour Concierge, Gym and Spa



Leonard Street, EC2A 4BW

Approx Gross Internal Area = 61.98 sq m / 667 sq ft



First Floor

The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Leonard Street, EC2A

- Two Double Bedrooms
- Open-Plan Kitchen, Dining and Reception
- 24-Hour Concierge Service
- Comfort Cooling & Underfloor Heating
- Residents' Gym, Sauna & Communal Gardens
- Secure Entrance with Residents' Lift
- Moments from Old Street Station
- Chain Free



667 sq ft | 61.98 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C	71	75
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		

Leasehold:
110 Years Remaining

Service Charge:
£5,800 pa

Ground Rent:
£225 pa

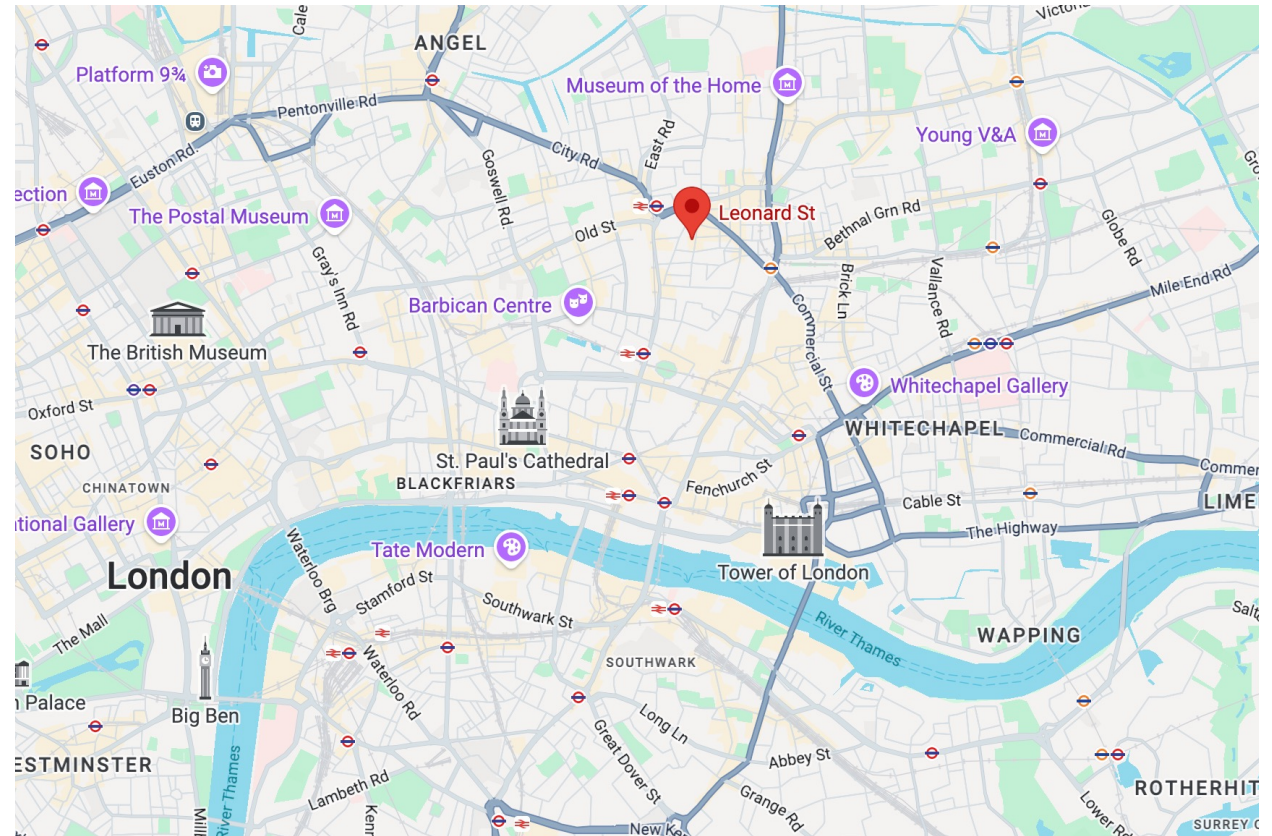


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0203 488 0224

hello@maplewoodproperty.co.uk

www.maplewoodproperty.co.uk



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