

BRUTON
PROPERTY

Shoreditch High Street

London, E1 6JE

Guide price £1,495,000

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A rare opportunity to purchase a substantial live/work apartment set within a contemporary warehouse conversion, perfectly capturing the vibrant energy of Shoreditch. The live/work lease makes this an especially unusual offering, providing added flexibility for buyers looking to combine impressive residential accommodation with dedicated workspace.

Situated on the first floor, this exceptional two-bedroom apartment offers over 2,400 sq ft of space, providing ample room for both relaxation and entertaining. It is particularly well suited to buyers seeking a dramatic home office, studio or creative workspace within their own home.

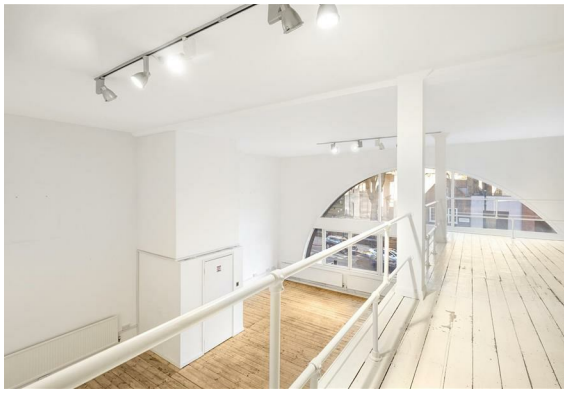
The open-plan kitchen is seamlessly integrated into the expansive living area and sets the tone for modern loft-style living. Beautiful wooden floors, soaring high ceilings and a striking arched window in the reception room create an abundance of natural light and a real sense of scale and grandeur.

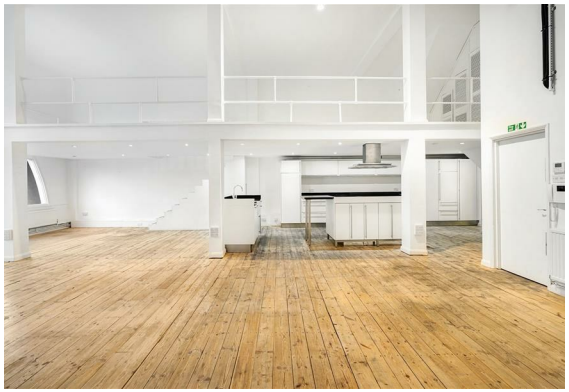
The principal bedroom is exceptionally spacious and could easily be divided into two distinct areas, providing flexibility to suit a variety of lifestyles. A generous mezzanine level further enhances the versatility of the apartment and would work particularly well as a home office, gym, studio or additional living space.

The live/work status, combined with the scale and character of the property,









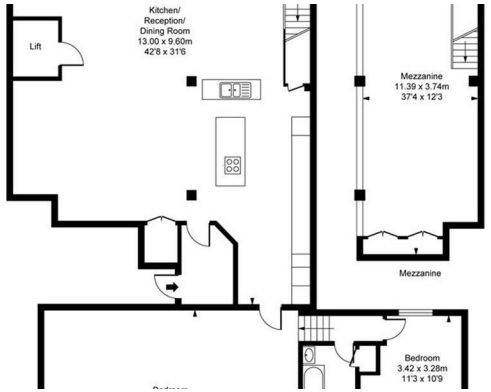










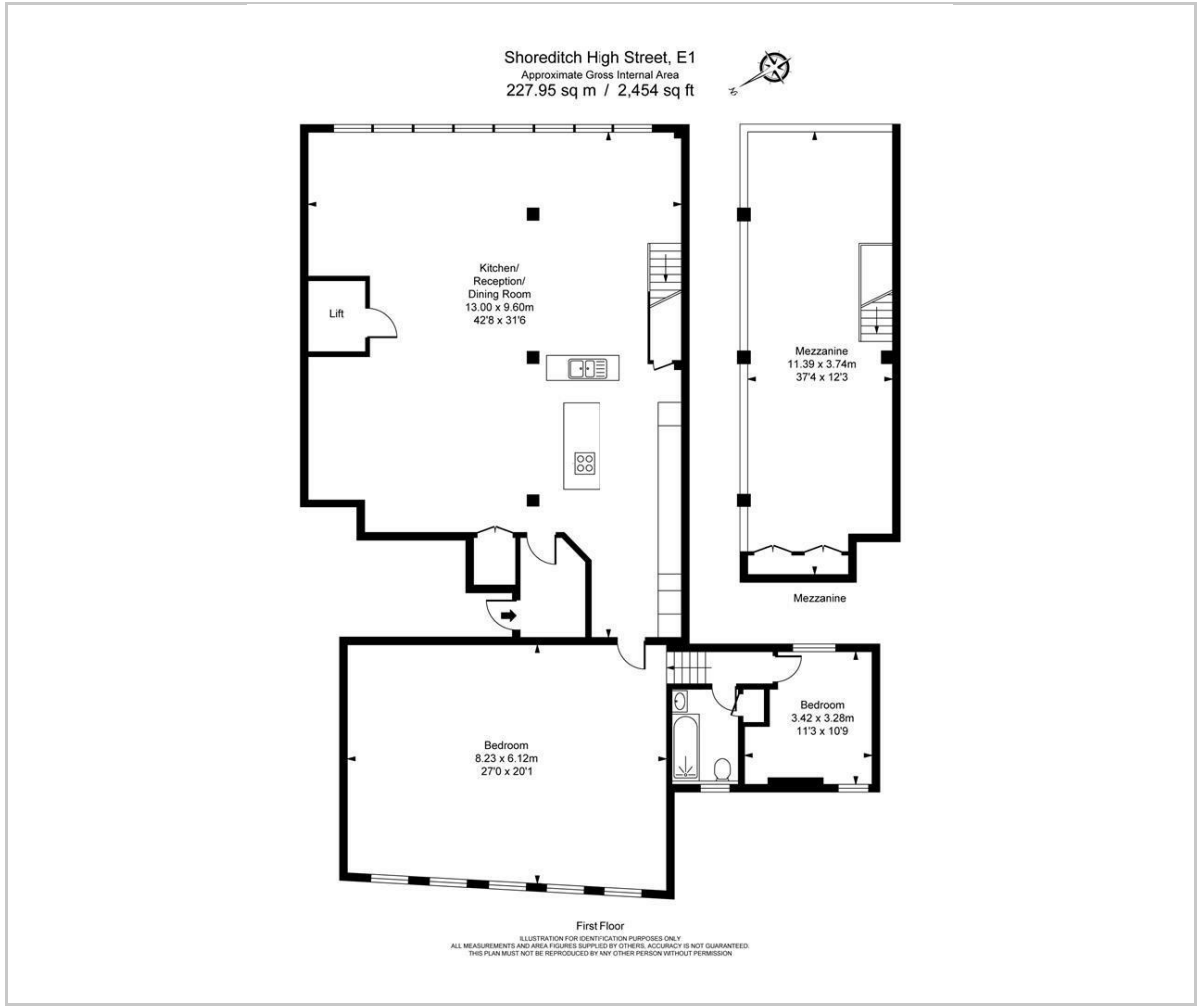


makes this a particularly rare opportunity in Shoreditch. It is an ideal choice for those who love to entertain, work from home or simply want a property with genuine individuality and real 'wow' factor.

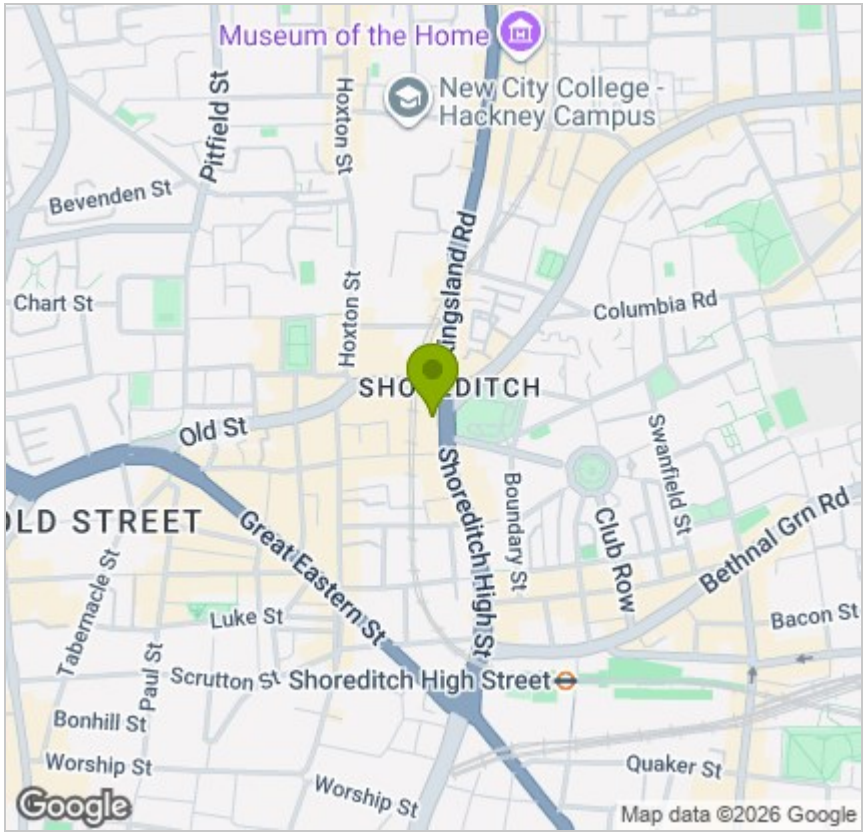
The location places you in the heart of one of London's most dynamic and sought-after neighbourhoods.

Council Tax Band: G (£3,277.51 per annum 2025/2026)
Building Construction: Brick
Tenure: Leasehold (approximately 95 years unexpired as of 2026)
Service Charge: £4,400 per annum (2024)
Ground Rent: TBC
Offered to the market with no onward chain, allowing for a potentially quicker purchase

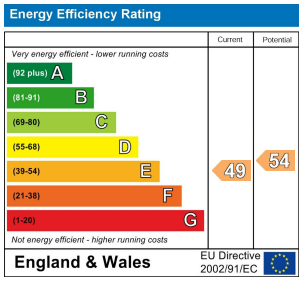
Floor Plan

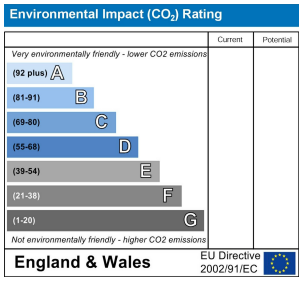


Area Map



Energy Efficiency Graph





Viewing

Please contact our Bruton Property Office on 0207 459 4696
if you wish to arrange a viewing appointment for this property or require further information.

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20 Lees Place, Mayfair
London, W1K 6LP

020 7459 4696

info@brutonproperty.co.uk
www.brutonproperty.co.uk