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HERE TO GET *you* THERE



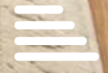
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Basing Place, Shoreditch, E2

£600,000



Set within a beautifully converted former glass factory, this spacious 818 sq ft two-bedroom apartment occupies the first floor of Glassworks Studios, right in the heart of one of East London's most dynamic neighbourhoods.

The property offers two generous double bedrooms, a separate fully fitted kitchen, and a luxury bathroom finished to a high standard. The apartment is flooded with natural light throughout the day, enhanced by its bright aspect and secondary glazing, creating a calm retreat from the buzz outside.

Recently fitted wooden flooring flows seamlessly throughout the entire property, adding warmth and a contemporary feel, while the well-proportioned layout provides excellent flexibility for modern living.

Further benefits include an exceptional 979-year lease, eligibility for resident parking permits, and an unbeatable location moments from Hoxton Square, the Shoreditch Triangle, and within easy reach of the City's financial district.

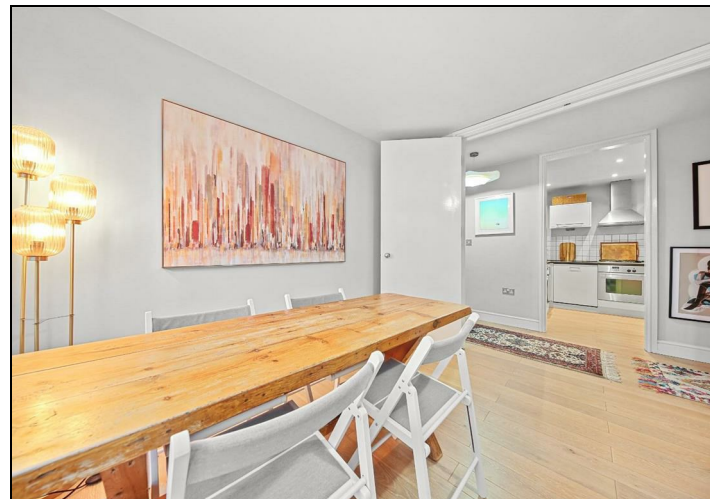
Excellent transport links with - Hoxton Overground just 0.2 miles away (approximately 4 minutes' walk), Old Street Underground Station 0.5 miles away (around 8 minutes' walk) and Liverpool Street Station within 0.8 miles (approximately 16 minutes walk)

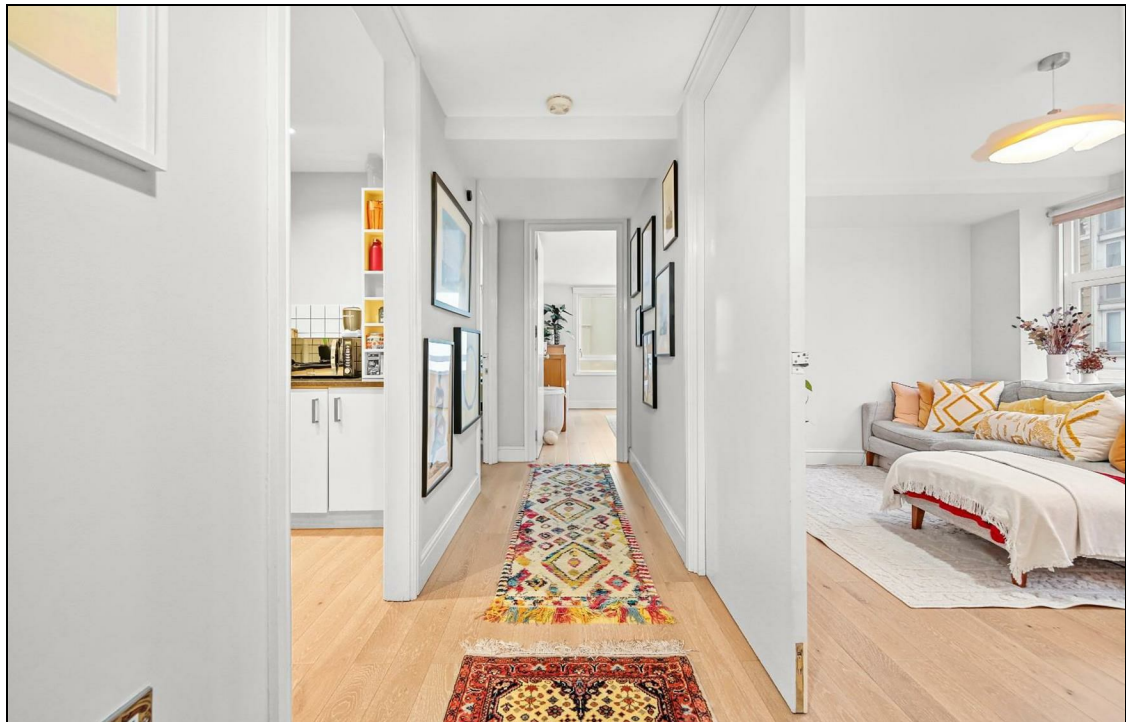
*Service Charge Includes Water Charges & Buildings Insurance *



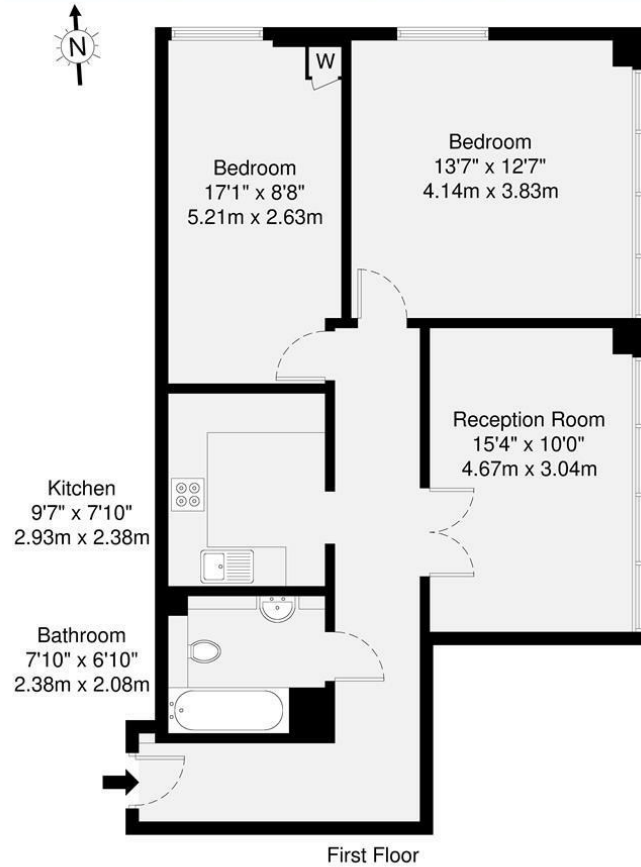
KEY FEATURES

- 2 Bedrooms
- First Floor
- Converted Glass Factory
- 973 Year Lease
- Large Windows
- Prime Location
- Leasehold = Approx 973 years remaining
- Service Charge Includes Water Charges & Buildings Insurance
- Service Charge = £4112 pa
- Ground Rent = £200 pa





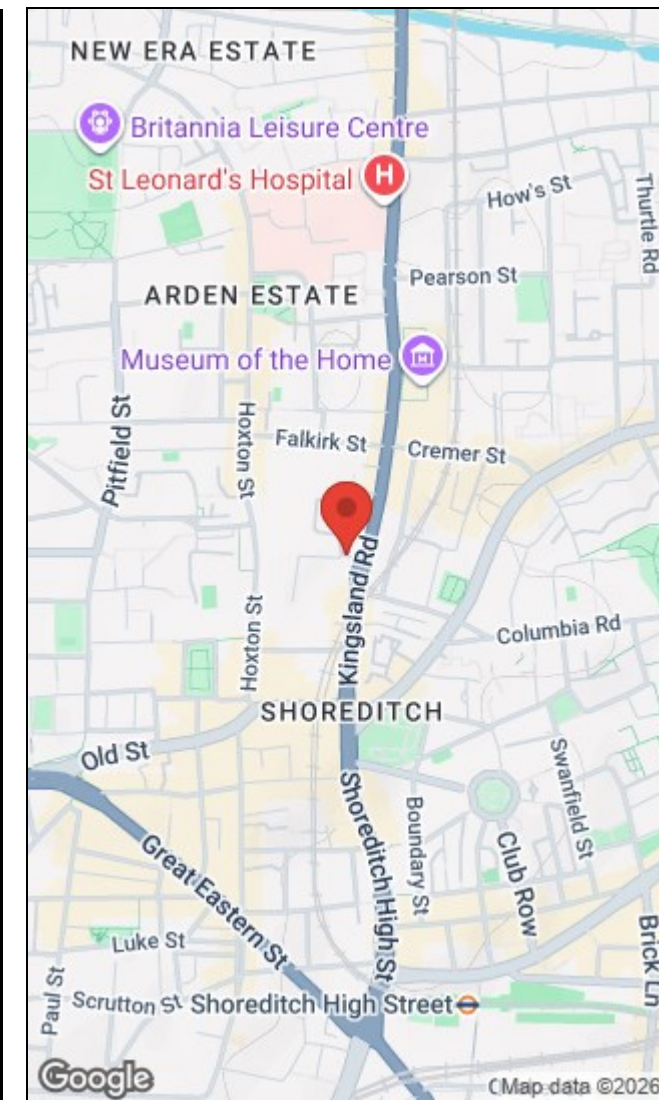




- GROSS INTERNAL AREA (GIA)
The footprint of the property
76 sq m / 818 sq ft
- TOTAL STORAGE SPACE
Storage and wardrobe total area
0.2 sq m / 2 sq ft
- EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft
- RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 sq m / 0.0 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	76
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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