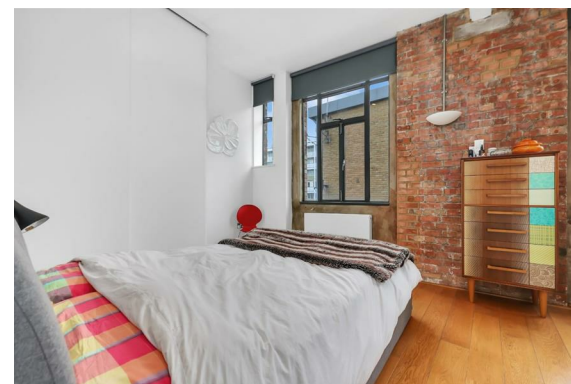




Minerva Street, , London, E2 9EH

- Converted Warehouse Apartment
- Open Plan Lounge
- Large Warehouse-Style Windows
- Concrete Detailing
- Excellent Natural Light
- One Double Bedroom
- Approx. 586 sq ft
- Exposed Brickwork
- Wooden Floors
- Unfurnished

£2,650 Per Month



Minerva Street, , London, E2 9EH

DESCRIPTION

A spacious and characterful one-bedroom apartment extending to approximately 586 sq ft, set on the first floor of an impressive converted warehouse.

The property centres around a generous open-plan living and dining space, with large warehouse-style windows providing plenty of natural light. Exposed brickwork and concrete detailing give the apartment a genuine warehouse feel, while the excellent proportions provide plenty of space for separate living and dining areas.

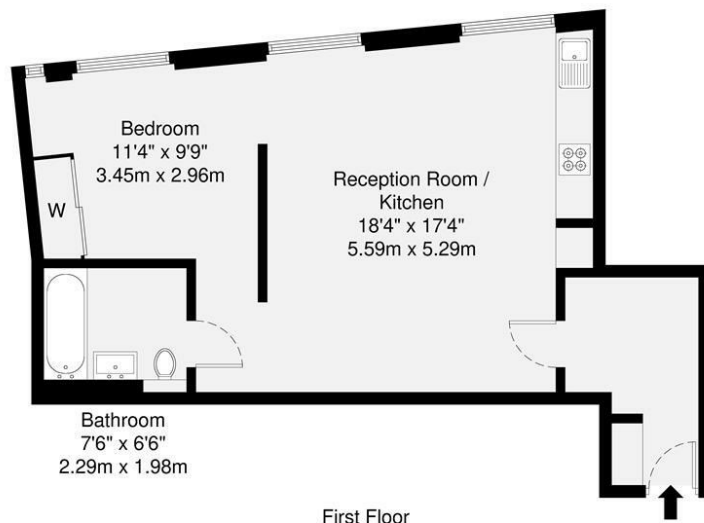
The modern fitted kitchen is open to the main living space and comes with integrated appliances and good storage. There is also a well-proportioned double bedroom and contemporary bathroom, all presented in keeping with the style and character of the apartment.

Ideally located just off Hackney Road, the property is moments from the famous Columbia Road Flower Market and within easy reach of Broadway Market, Shoreditch and Bethnal Green, with a fantastic selection of independent shops, cafés, restaurants and bars nearby.

For transport, Bethnal Green Underground and Cambridge Heath Overground stations are both within walking distance, providing convenient links into the City and across London.







GROSS INTERNAL AREA (GIA) The footprint of the property 54.5 sq m / 586 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.9 sq m / 9 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 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

Viewings

Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.