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Luke Street , Shoreditch, EC2

Offers In Excess Of £400,000

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Set on the fourth floor of Victoria Chambers, an attractive Grade II listed mansion block, this well-presented two-bedroom apartment offers bright and well-proportioned accommodation in an exceptionally convenient yet surprisingly peaceful City fringe location.

The property comprises a bright reception/dining room with wooden flooring, a separate fitted kitchen, principal double bedroom, second single bedroom/home office and a bathroom. Large sash-style windows provide plenty of natural light, while the apartment extends to approximately 468 sq ft (43.5 sq m).

Further benefits include a share of the freehold, an exceptionally long 999-year lease and notably low service charges, making this an attractive proposition for both owner-occupiers and investors alike.

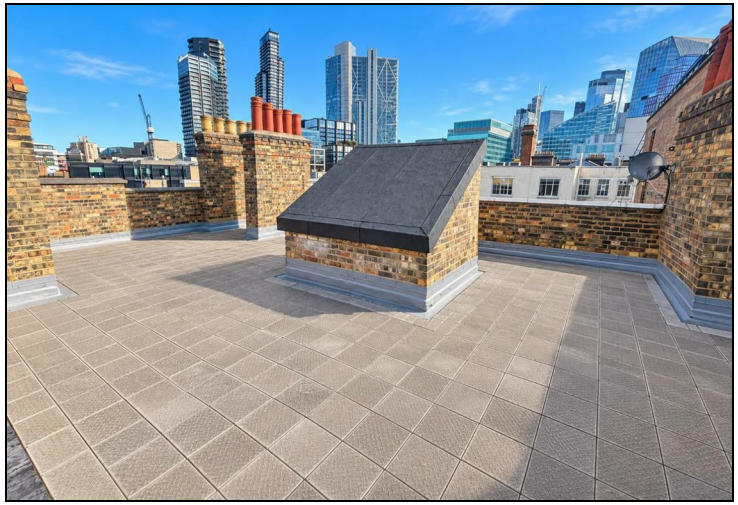
One of the property's real advantages is its setting. Luke Street is a quiet side street within the Congestion Charge Zone, resulting in considerably less through traffic than many of the surrounding streets and providing a welcome sense of calm despite being right in the heart of one of London's most vibrant neighbourhoods.

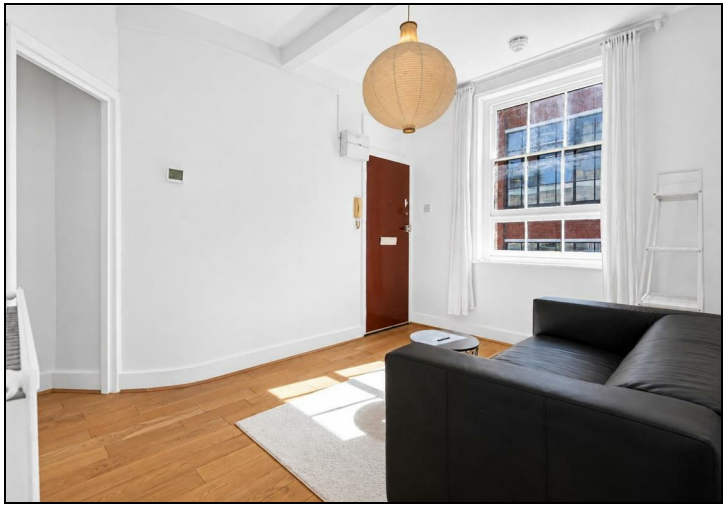
The location is exceptional, positioned between Shoreditch, Old Street and the City, with Old Street, Liverpool Street and Moorgate stations all within easy walking distance, providing excellent transport connections across London and beyond.

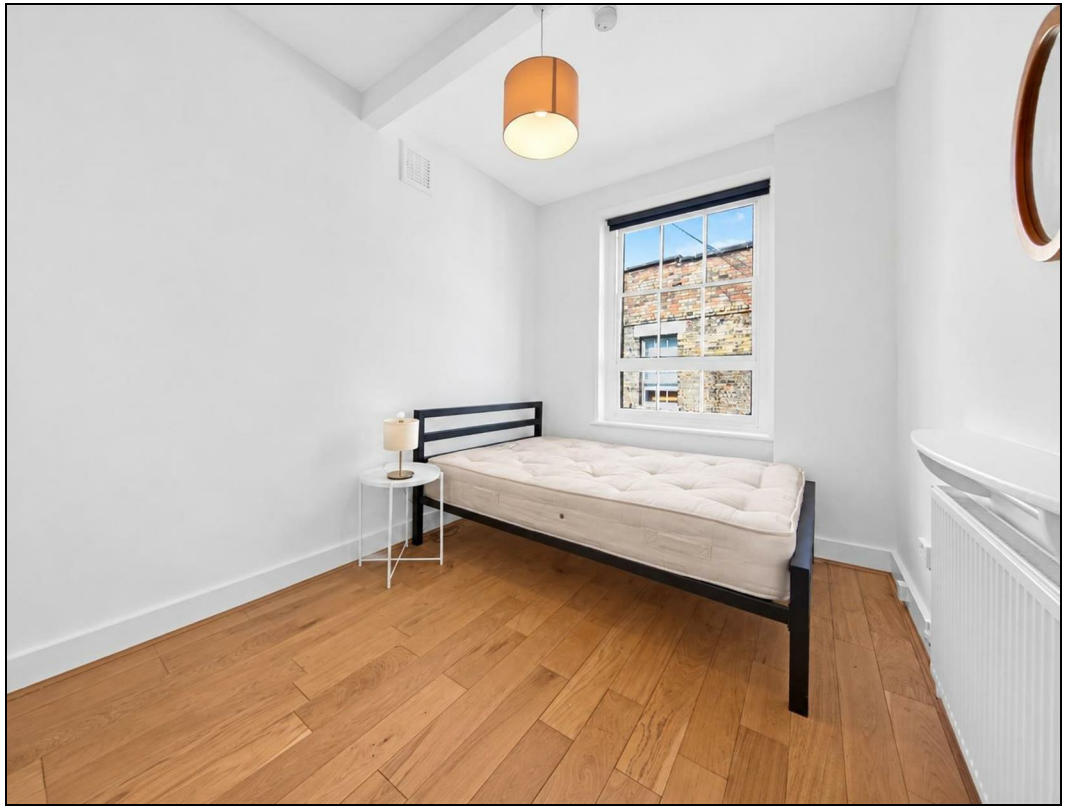
An enormous selection of amenities is also on the doorstep, with the restaurants, cafés and bars of Shoreditch, Hoxton and Spitalfields close by, together with Brick Lane, Old Spitalfields Market and the City of London all within comfortable walking distance.

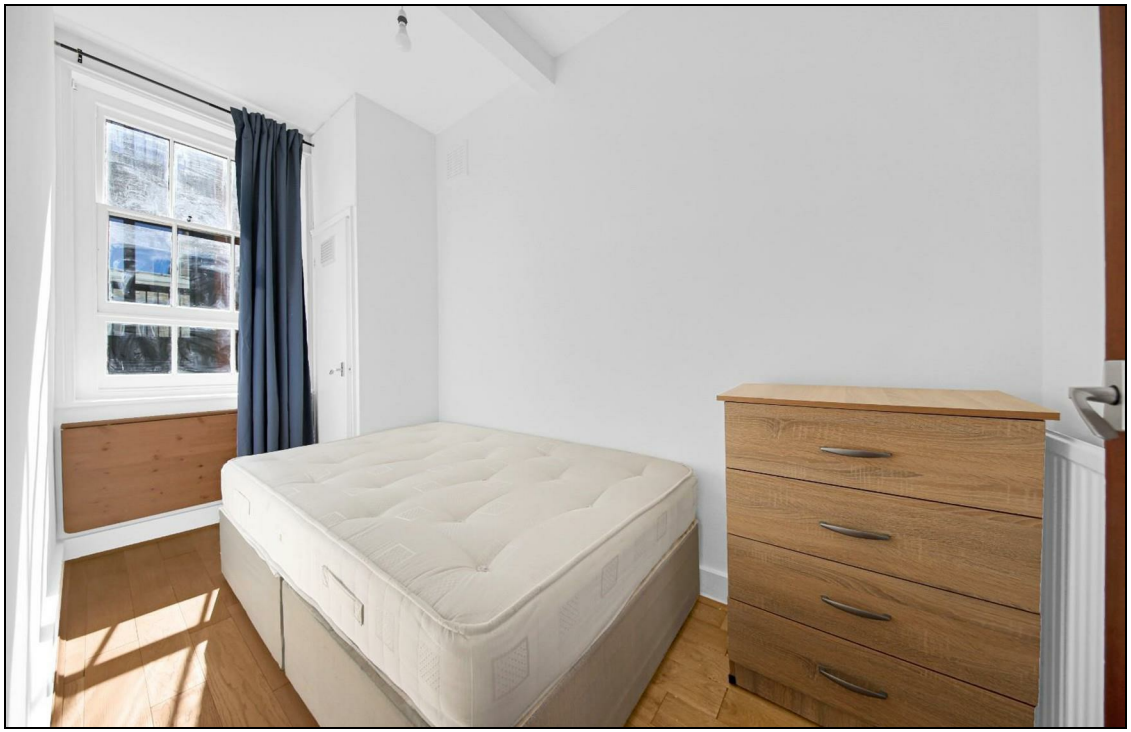
KEY FEATURES

- Two Bedrooms – Double Bedroom & Single/Study
- Share Of Freehold
- Attractive Grade II Listed Mansion Block
- Approximately 468 Sq Ft / 43.5 Sq M
- Lease 999 years - 984 remaining
- Excellent Natural Light
- Communal Roof Terrace
- Service Charge = £1936 Per Annum
- Ground Rent = 0
- Chain Free









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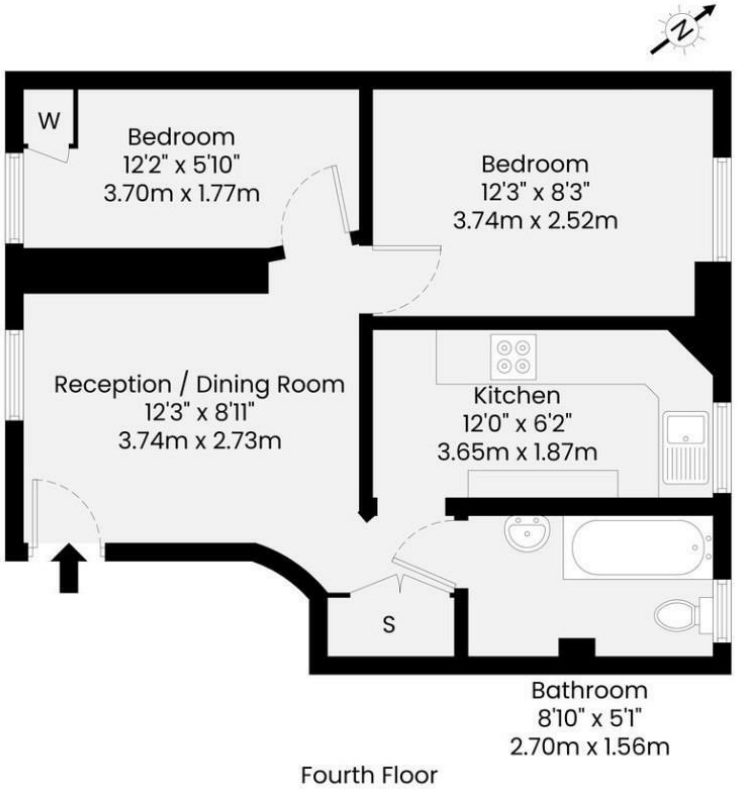
Victoria Chambers, EC2A

GROSS INTERNAL AREA
43.5 sq m / 468 sq ft



Fourth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
43.5 sq m / 468 sq ft	1.2 sq m / 12 sq ft	0.0 sq m / 0.0 sq ft	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.

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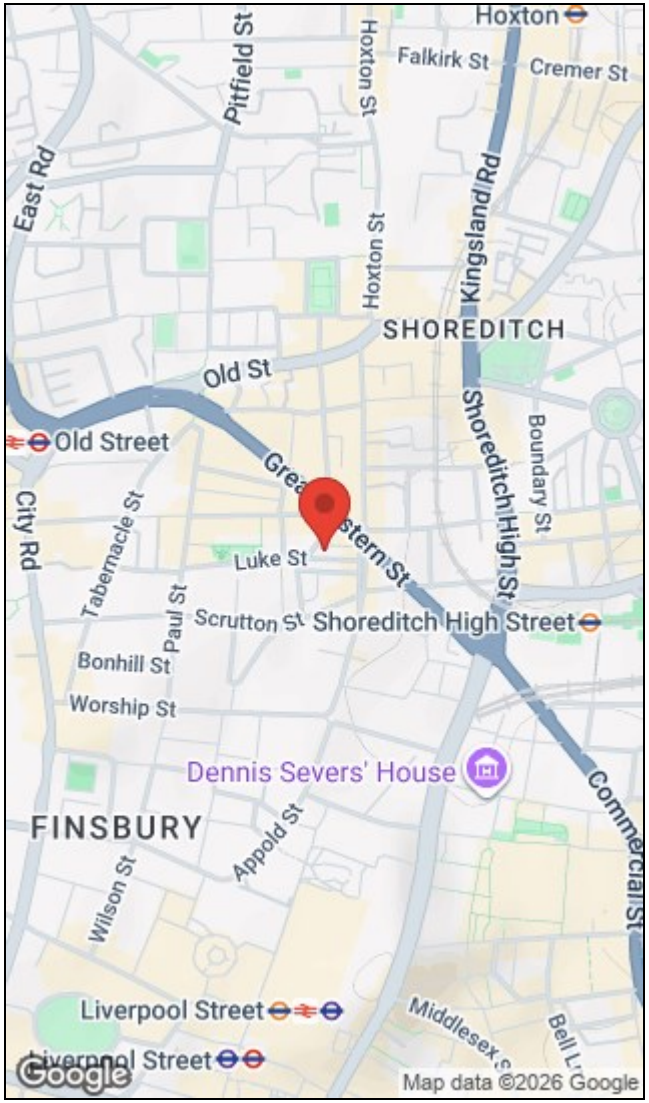

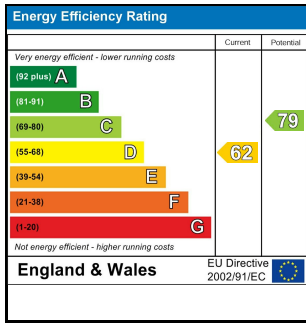

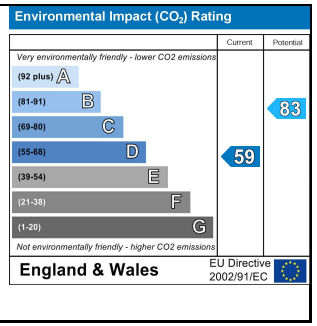

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The Property Ombudsman

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