



Garden Walk, Shoreditch, London, EC2A 3EW

- One Bedroom
- Spacious Open Plan Lounge
- Modern Bathroom
- Communal Terrace
- Private Balcony
- Excellent transport links
- 750 Sq Ft

Offers In Excess Of £550,000



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DESCRIPTION

Set on the third floor of a highly sought-after modern development in the very heart of Shoreditch, this larger-than-average one bedroom apartment spans approximately 750 sq ft, offering generous proportions rarely found in comparable properties.

The standout feature is the exceptionally bright and airy open-plan living space. The spacious lounge and contemporary kitchen are perfectly designed for both relaxing and entertaining, with large windows drawing in excellent natural light and direct access onto a private balcony — an ideal spot for morning coffee or evening wind-down drinks above the buzz of the city.

The double bedroom is impressively sized, providing ample space for storage and a calm retreat from the vibrant surroundings. A sleek, modern bathroom completes the internal accommodation, finished to a clean and contemporary standard.

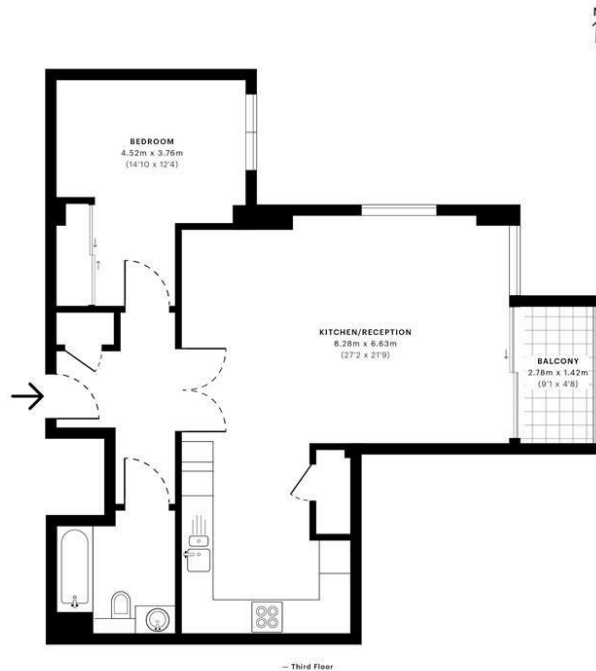
Residents also benefit from access to a spectacular communal roof terrace, offering panoramic skyline views and a fantastic social space — a rare luxury in such a central Shoreditch location.

Perfectly positioned for connectivity, the property is within easy reach of Old Street Station (Northern Line and National Rail), Shoreditch High Street Overground, and Liverpool Street Station (Central, Circle, Hammersmith & City, Metropolitan and Elizabeth Line services), providing swift access across the City, Canary Wharf and beyond.

Surrounded by Shoreditch's renowned cafés, restaurants, galleries and creative hubs, this is an outstanding opportunity to secure a spacious and stylish home in one of East London's most fashionable neighbourhoods.







GROSS INTERNAL AREA (GIA) The footprint of the property: 69.7 Sqm / 750.3 Sqft	NET INTERNAL AREA (NIA) Excludes walls and external features, includes walkways, restricted head: 67.8 Sqm / 728.6 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 3.0 Sqm / 42.3 Sqft	RESTRICTED HEAD HEIGHT limited use area under 1.5m 0.0 Sqm / 0.0 Sqft
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurement captured in the scan.

IPM 28 RESIDENTIAL: 74.1 Sqm / 797.3 Sqft
 IPM 30 RESIDENTIAL: 72.1 Sqm / 776.8 Sqft
 BPEC ID: 86492ed21a2020a298b61d1

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			81
(69-80) C		68	
(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.