



£430,000

Hackney Road

London, E2 8FE

Offered for sale is the beautifully designed, 1st floor, 1 double bedroom apartment set within a private development in Shoreditch.

The property features an airy bright and spacious reception room with a Juliet balcony overlooking Long Street. There is contemporary fitted open plan kitchen with integrated appliance and breakfast bar.

There is a good size double bedroom with built in wardrobes and a modern fitted bathroom with walk in shower cubical.

All set within a well-maintained, private development complete with lift facilities and a communal roof terrace.

Located in the heart of vibrant Shoreditch, this apartment offers stylish city living in one of East London's most sought-after neighbourhoods. Renowned for its creative energy, Shoreditch is home to an eclectic mix of independent boutiques, artisan cafés, acclaimed restaurants and fashionable bars, creating a dynamic yet highly desirable residential setting. The area also benefits from an abundance of green spaces, fitness studios and cultural attractions, making it equally appealing for professionals and families alike.

Excellent transport connections provide swift access to the City, Canary Wharf, London Bridge and the West End via nearby Liverpool Street, Old Street and Shoreditch High Street stations, ensuring effortless connectivity across London.

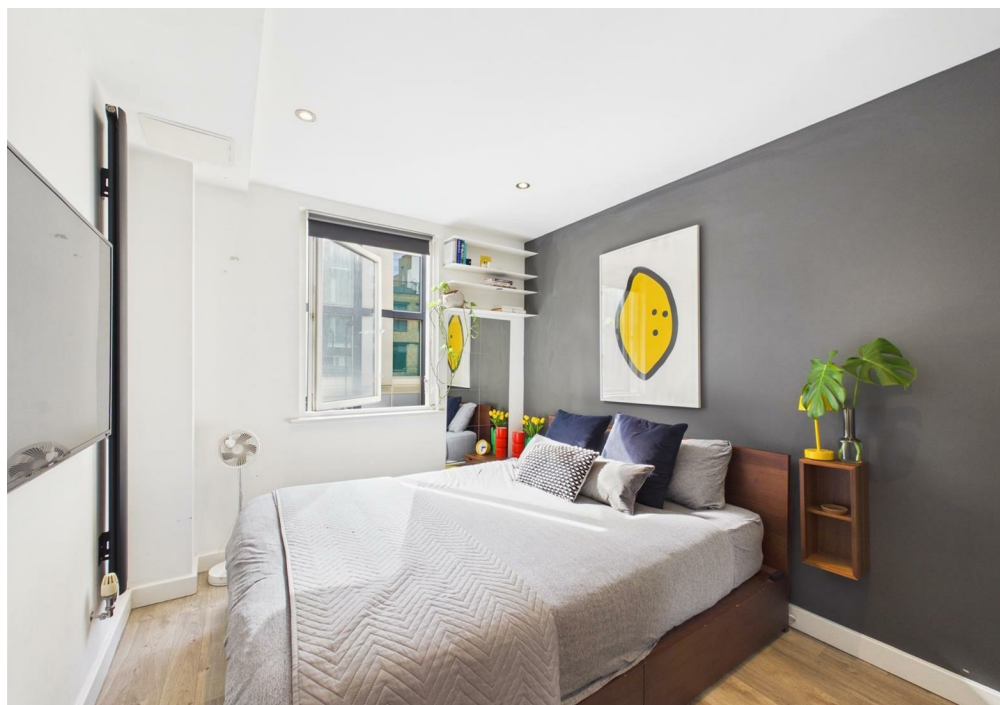
Offered on a chain free basis.

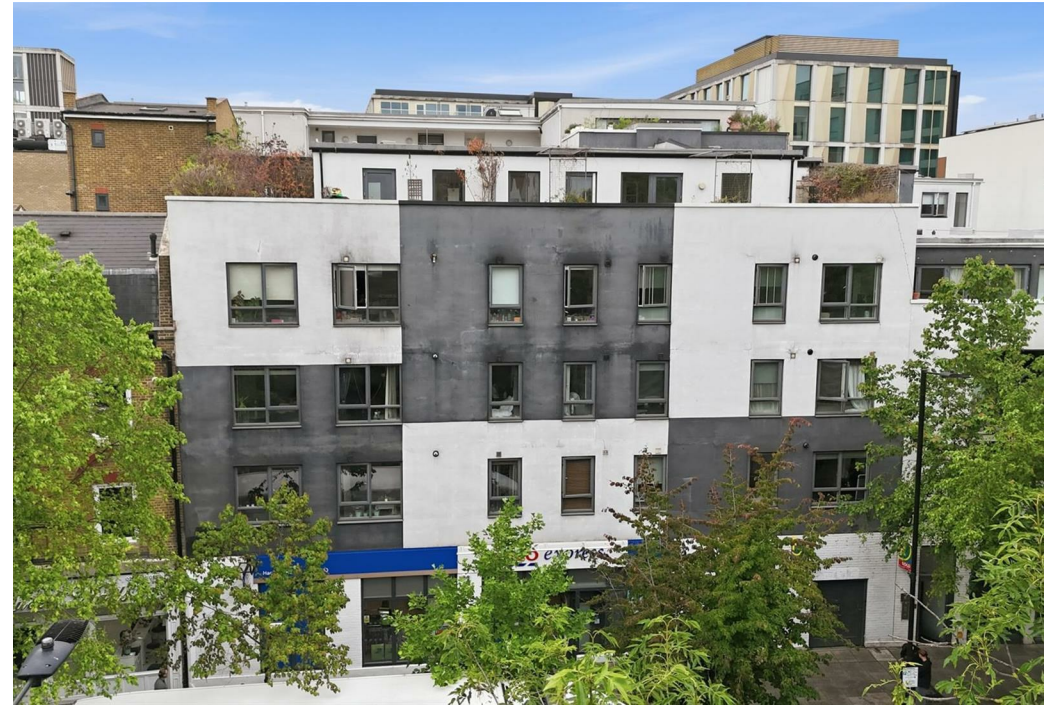
Leasehold: 131 years remaining

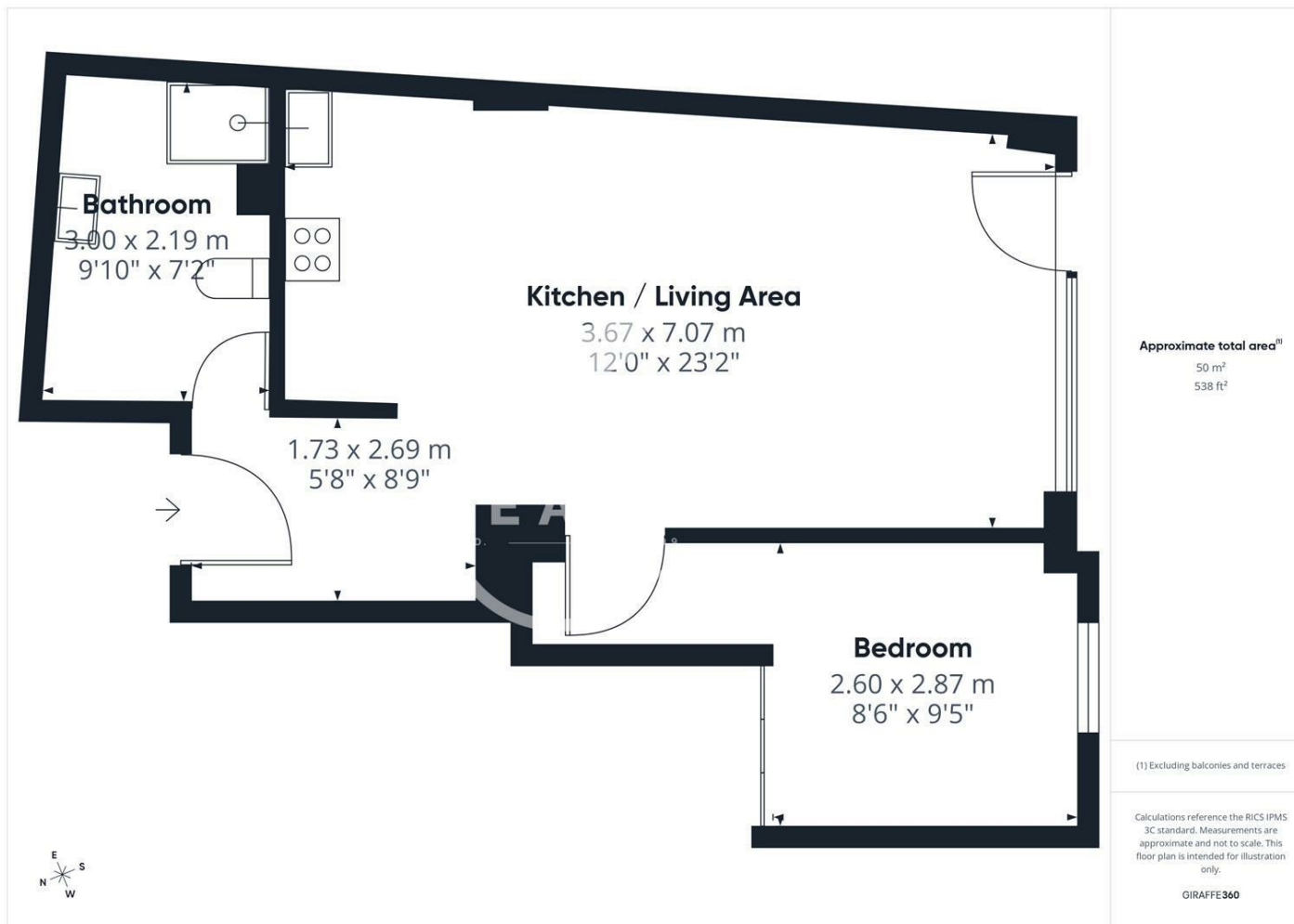
Ground Rent: £300 per annum

Service Charge: £2800 per annum

Council Tax: Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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