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# Old Nichol Street, Shoreditch, E2

£1,100,000



Occupying the upper floors of an attractive Victorian warehouse conversion in the heart of Shoreditch, this exceptional penthouse apartment offers a rare opportunity to acquire a truly distinctive home in one of East London's most sought-after locations.

Arranged over the fourth and fifth floors and extending to an impressive 1,039 sq ft (96.6 sq m), the property combines striking architectural features with contemporary city living. The dramatic double-height reception space immediately captures the imagination, with superb vaulted ceilings, extensive glazing and beautiful exposed timber panelling creating a warm yet undeniably impressive interior. Flooded with natural light throughout the day, the apartment enjoys a remarkable sense of volume and openness rarely found in central London.

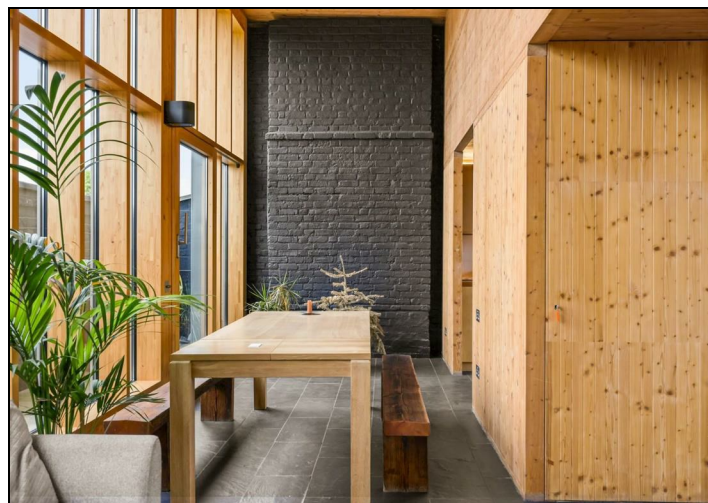
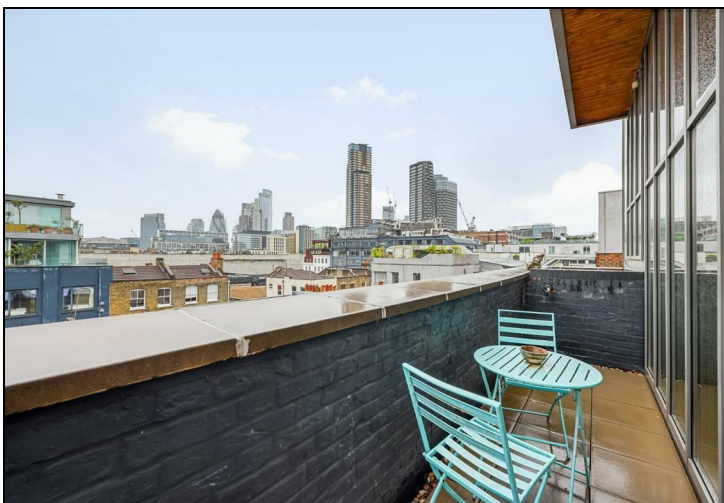
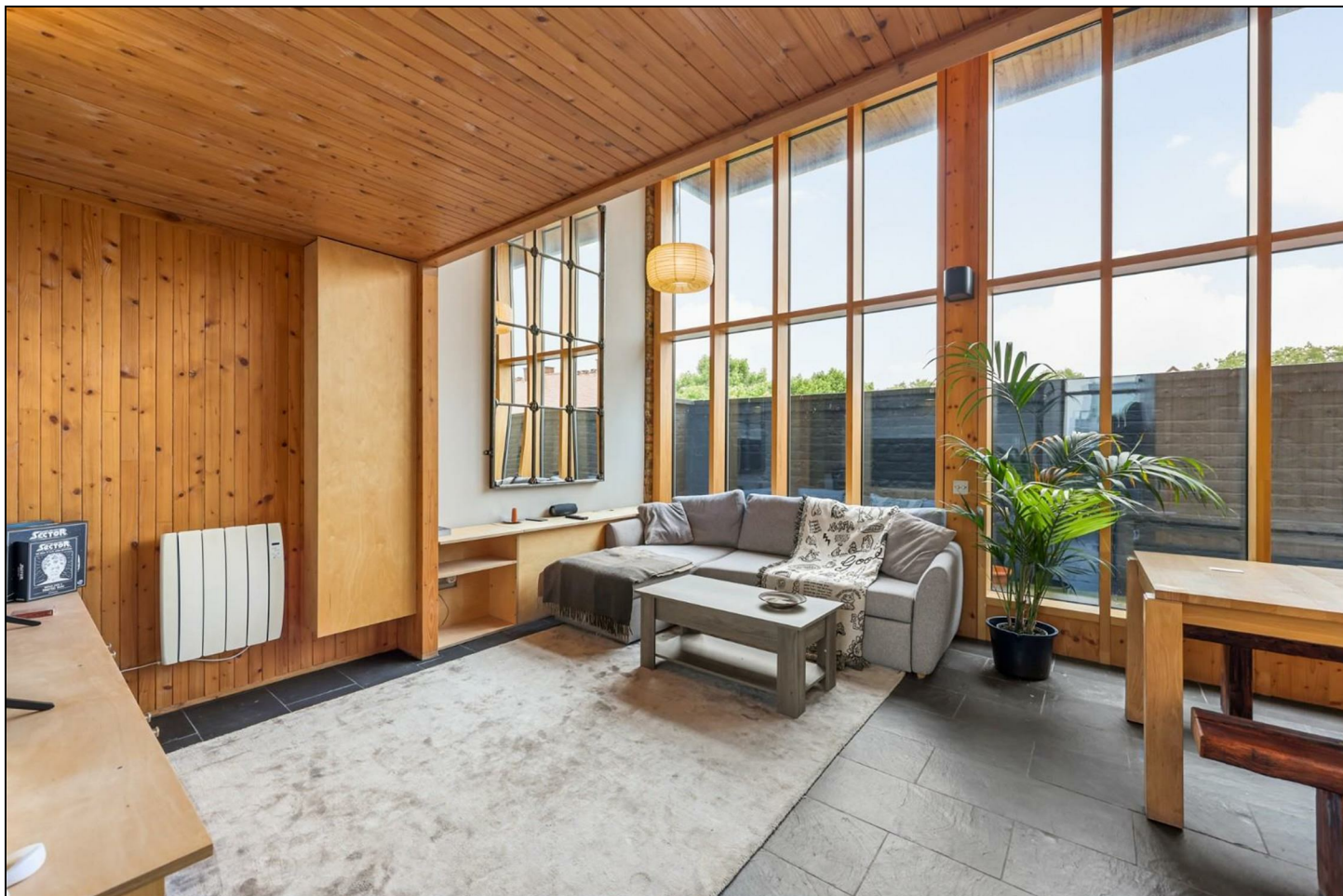
The accommodation comprises a stunning reception room with floor-to-ceiling windows overlooking the surrounding rooftops, a separate dining area and fitted kitchen, a generous double bedroom with built-in storage, and a spacious bathroom. The intelligent split-level layout provides clearly defined living and sleeping areas while maintaining an abundance of character and charm.

A standout feature of this unique home is its two private terraces, offering valuable outdoor space in the centre of the city. The principal south-facing terrace enjoys breath-taking panoramic views across London's iconic financial district, encompassing landmarks such as the City skyline and creating the perfect setting for entertaining or simply unwinding above the bustle of Shoreditch. A second terrace further enhances the apartment's appeal, providing an additional private retreat.

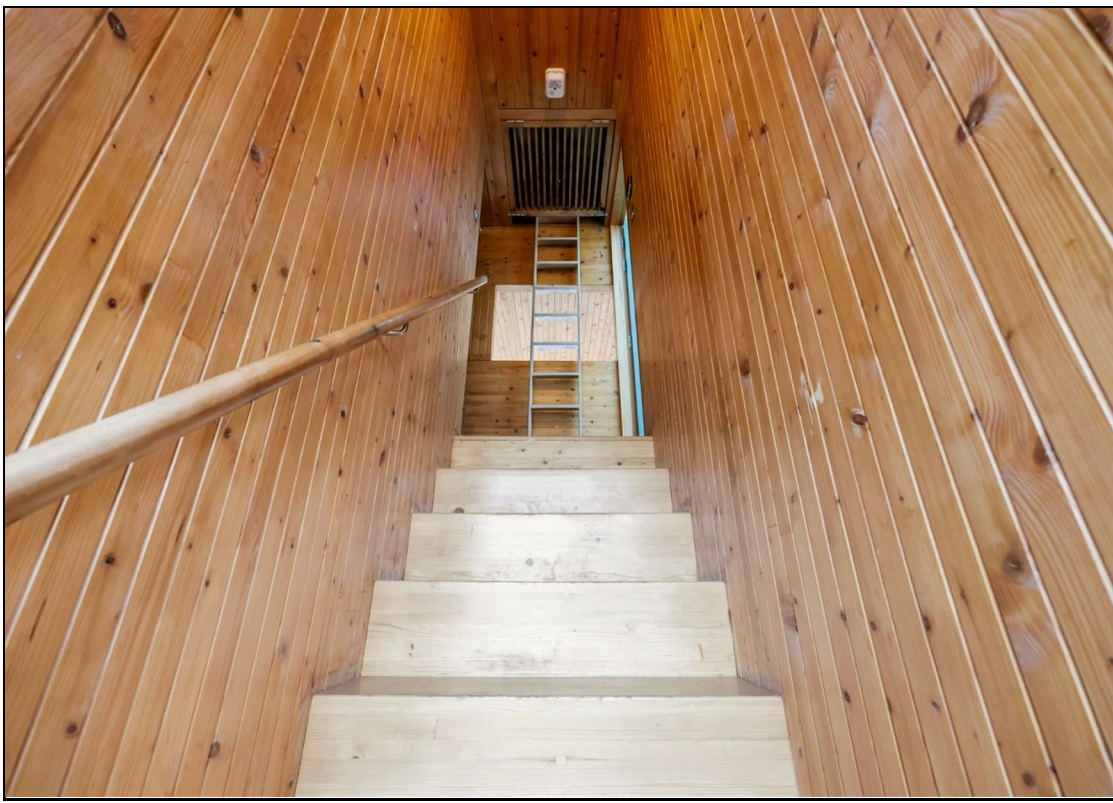
Located on Old Nichol Street, within one of Shoreditch's premier addresses, moments from the vibrant amenities of Redchurch Street, Columbia Road and Brick Lane. The area is renowned for its eclectic mix of independent boutiques, acclaimed restaurants, fashionable cafés and galleries, whilst offering excellent t

## KEY FEATURES

- Split Level Penthouse
- Victorian converted warehouse building
- Approximately 1,039 sq ft / 96.6 sq m
- Spectacular double-height reception room
  - Two private terraces
- South-facing terrace with panoramic views of the City
  - Flooded with abundant natural light
- Located in one of Shoreditch's most prestigious and sought-after locations
  - 999 Year Lease
  - Low Service Charge











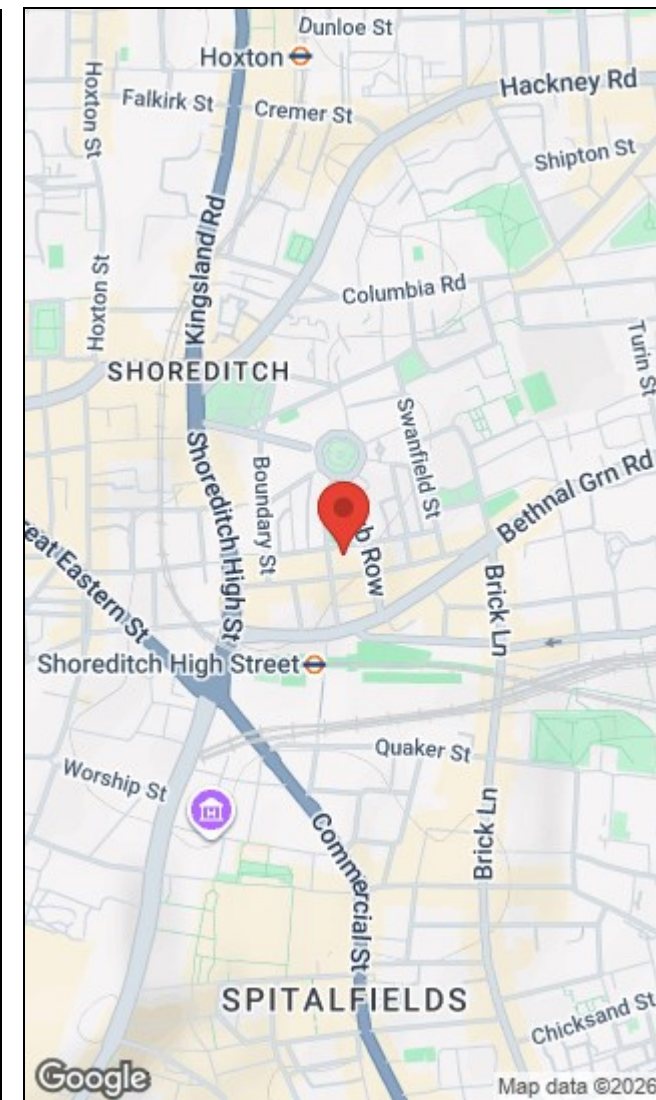
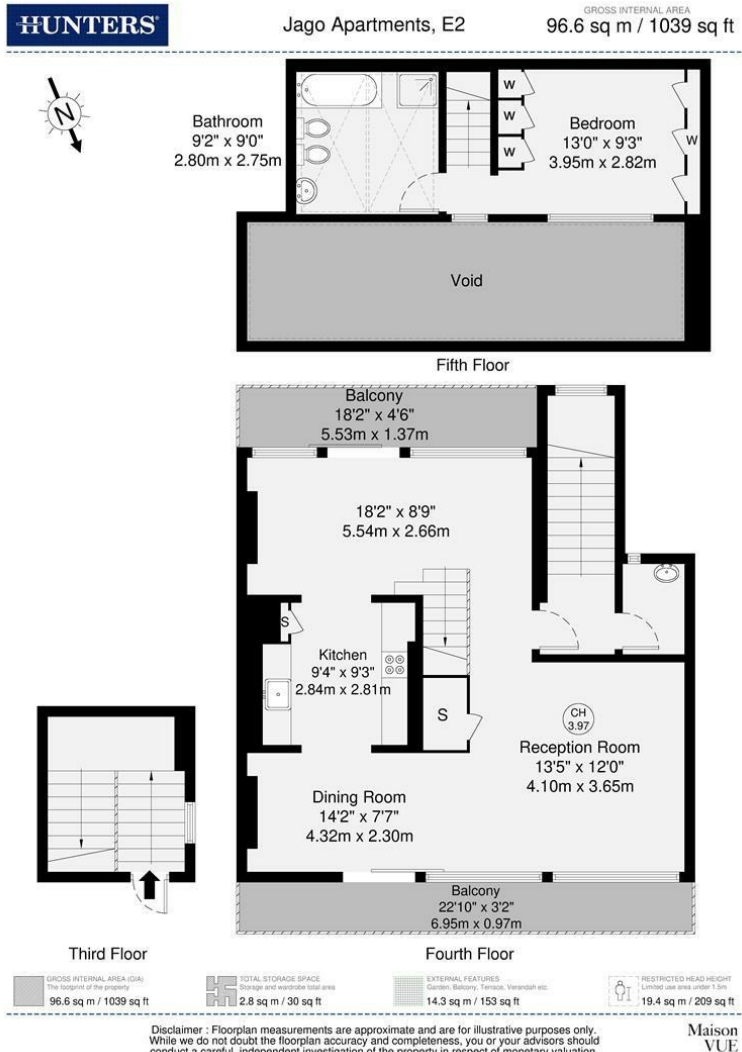


OLD NICHOL STREET E2

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	64	64	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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