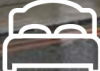




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Basing Place, Shoreditch , E2

Asking Price £650,000



Set within a striking former glass factory in the heart of Shoreditch, this impressive two-bedroom apartment offers approximately 881 sq ft (81.9 sq m) of well-proportioned accommodation, combining warehouse character with contemporary city living.

Occupying a surprisingly quiet position on the 3rd floor away from the main road, the apartment enjoys an abundance of natural light and a practical layout ideally suited to both owner-occupiers and investors alike. The spacious reception room extends to over 20 feet in length, providing ample space for both living and dining areas, while the separate fitted kitchen offers excellent storage and workspace.

The property features two generous double bedrooms, including a particularly impressive principal bedroom measuring over 23 feet in length, creating a versatile space with room for additional furnishings or a dedicated home working area. The stylish family bathroom has been finished with quality fittings and attractive subway tiling, completing the accommodation.

Glassworks Studios is a sought-after residential conversion that celebrates its industrial heritage while offering modern convenience. Positioned moments from the vibrant amenities of Shoreditch, Hoxton and the City, residents benefit from an exceptional array of independent cafés, restaurants, bars and boutiques, together with excellent transport links including Hoxton, Old Street, Shoreditch High Street and Liverpool Street stations. The apartment is also ideally placed to enjoy some of East London's most beloved attractions, including the ever-popular Columbia Road Flower Market and the picturesque Regent's Canal, offering scenic waterside walks, cycling routes and easy access to neighbouring areas such as Broadway Market, Victoria Park and Angel.

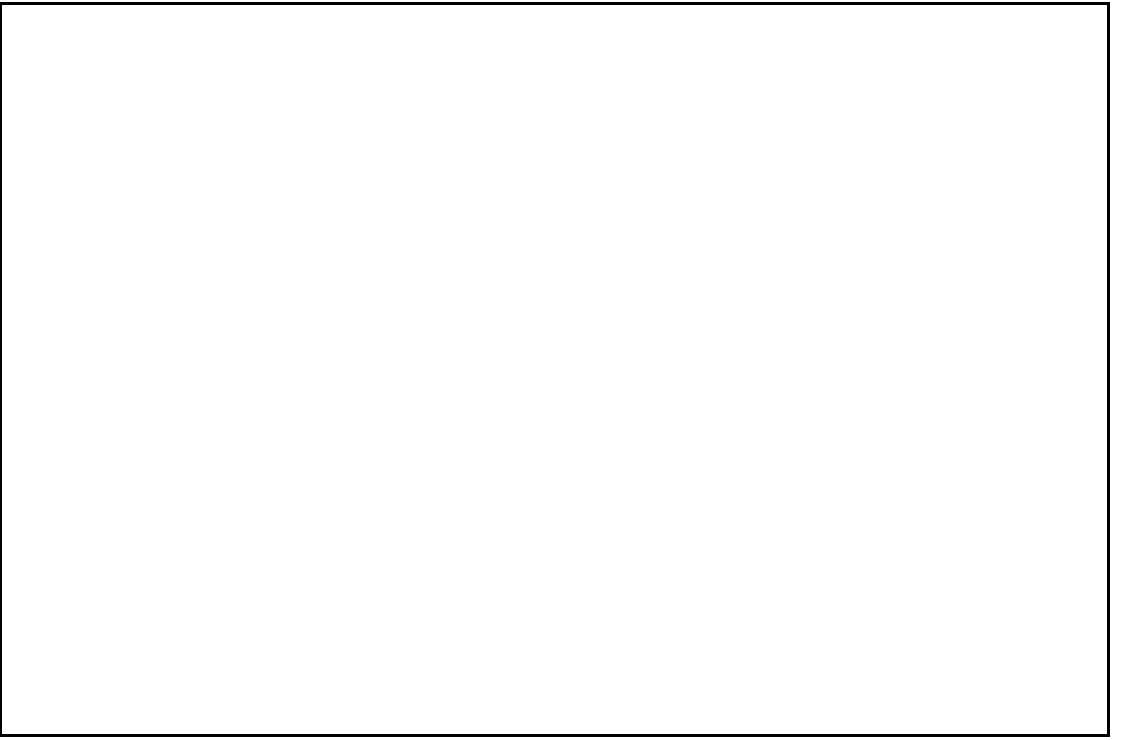
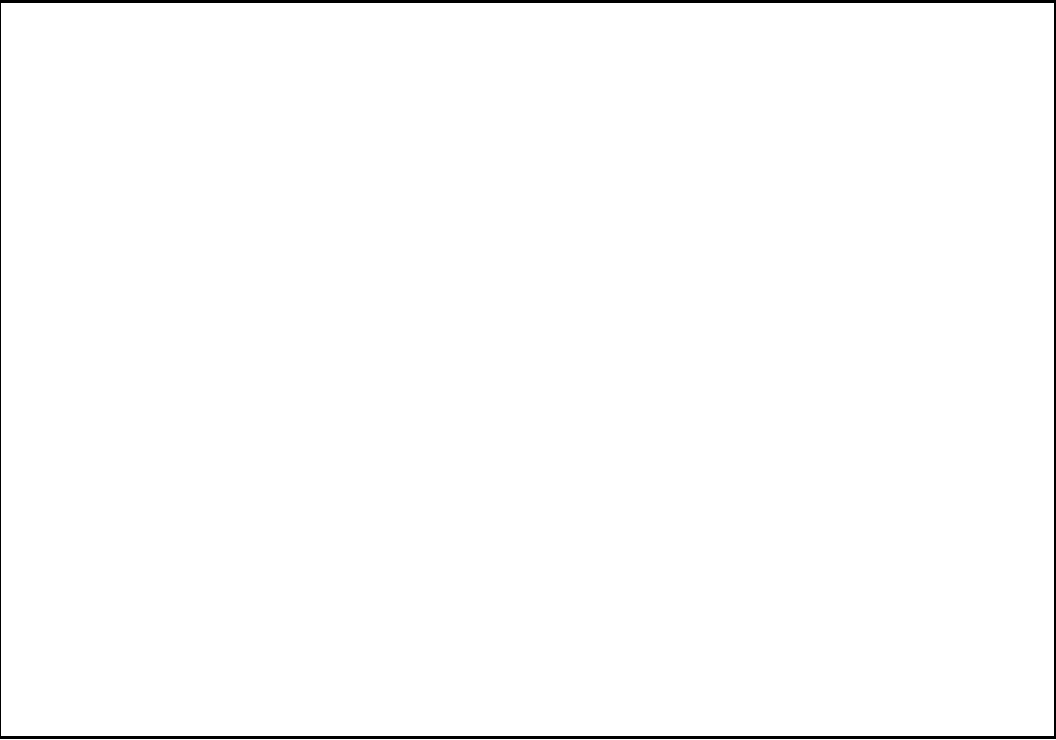
A significant advantage of this apartment is the outstanding lease term of approximately 970 years remaining, providing long-term security.

KEY FEATURES

- Converted former glass factory
- Two spacious double bedrooms
- Approximately 881 sq ft / 81.9 sq m
- Quiet aspect within the development
 - Prime Shoreditch location
 - Excellent transport connections
- Approximately 970 years remaining on the lease

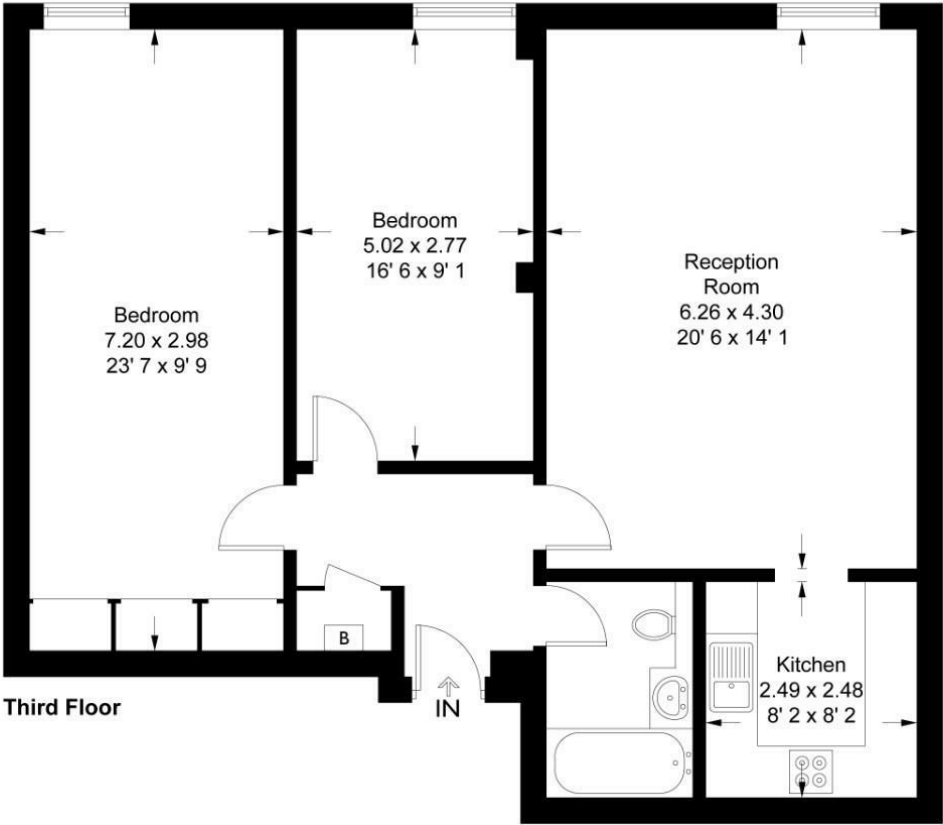






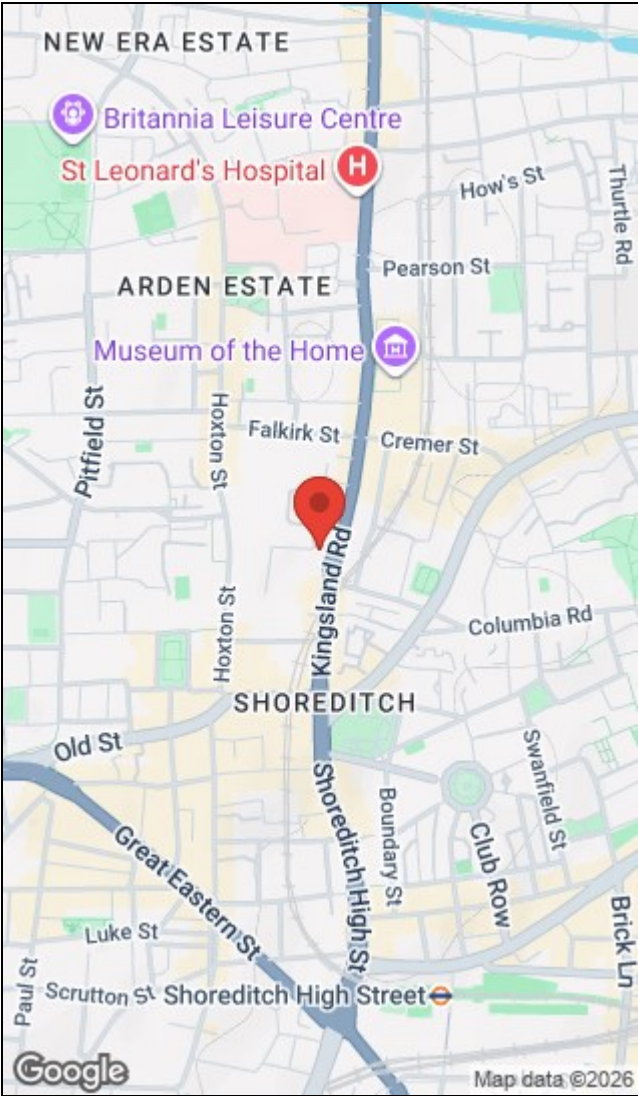
Glassworks Studios

Approximate Gross Internal Area = 881 sq ft / 81.9 sq m



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

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