



Baroness Road, Shoreditch, London, E2 7PN

- 895 Sq Ft Three-Bedroom Split Level Maisonette
- Recently Upgraded Contemporary Bathroom
- Prime Shoreditch Location
- Arranged Over The First And Second Floors
- Communal Garden Shared By Just Four Flats

£500,000



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DESCRIPTION

Situated within a popular purpose-built development in the heart of Shoreditch, this spacious 895 sq ft three-bedroom split-level maisonette occupies the first and second floors of a well-maintained block on Baroness Road, E2.

Arranged over two levels, the property offers excellent separation of living and sleeping space. The bright reception room provides ample space for both seating and dining, while the fitted kitchen is well laid out and practical for everyday living.

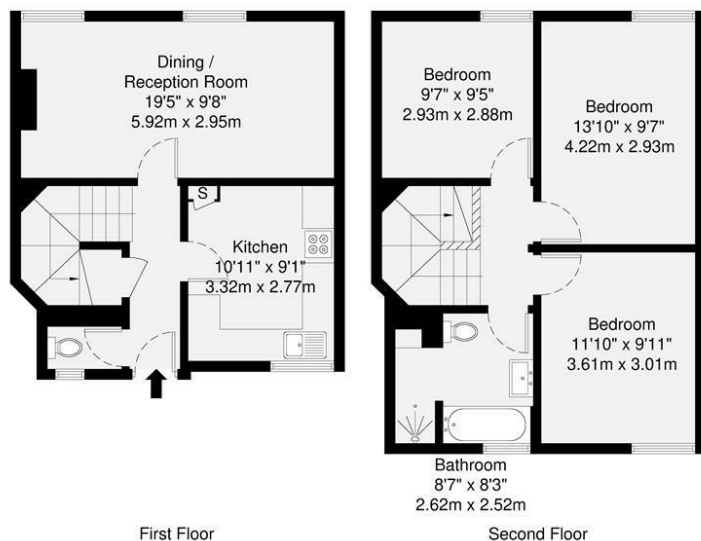
Upstairs are three well-proportioned bedrooms, making the property ideal for families, professional sharers or buyers seeking additional work-from-home space. The sleek, recently upgraded bathroom is finished in a contemporary style and features both a full-size bathtub and a separate walk-in shower — a rare and welcome addition.

Further benefits include access to a well-kept communal garden shared by just four flats, offering a peaceful outdoor space away from the bustle of Shoreditch.

Baroness Road is superbly positioned for the vibrant amenities of Shoreditch, Hoxton and the City, and is just moments from the ever-popular Columbia Road Flower Market. An array of independent cafés, restaurants, bars and boutiques are all within easy reach, creating a true East London lifestyle setting. Excellent transport links are available nearby, providing swift access across London.







GROSS INTERNAL AREA (GIA) The footprint of the property 83.2 sq m / 895 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.1 sq m / 1 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0 sq m / 0.0 sq ft
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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.

Maison
VUE

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			
(69-80) C		79	81
(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.