



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Weymouth Terrace, London, E2

£350,000



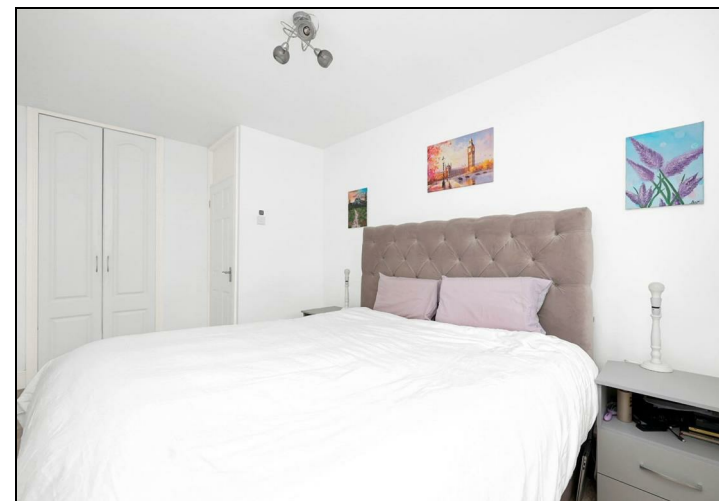
A beautifully refurbished one-bedroom apartment located on the second floor of a well-maintained, purpose-built block in the heart of Shoreditch. This stylish home has recently undergone a full refurbishment, finished to an exceptional standard throughout. Boasting bright, neutral interiors and contemporary finishes, the property offers a fresh and modern living environment ideal for first-time buyers, investors, or those seeking a chic pied-à-terre.

Benefits include a spacious and light-filled reception room with large double-glazed windows, sleek fully fitted kitchen and modern bathroom, generously sized double bedroom, high-quality flooring and tasteful décor throughout. Additional highlights include a newly extended 181-year lease for long-term security, along with secure entry and well-maintained communal areas.

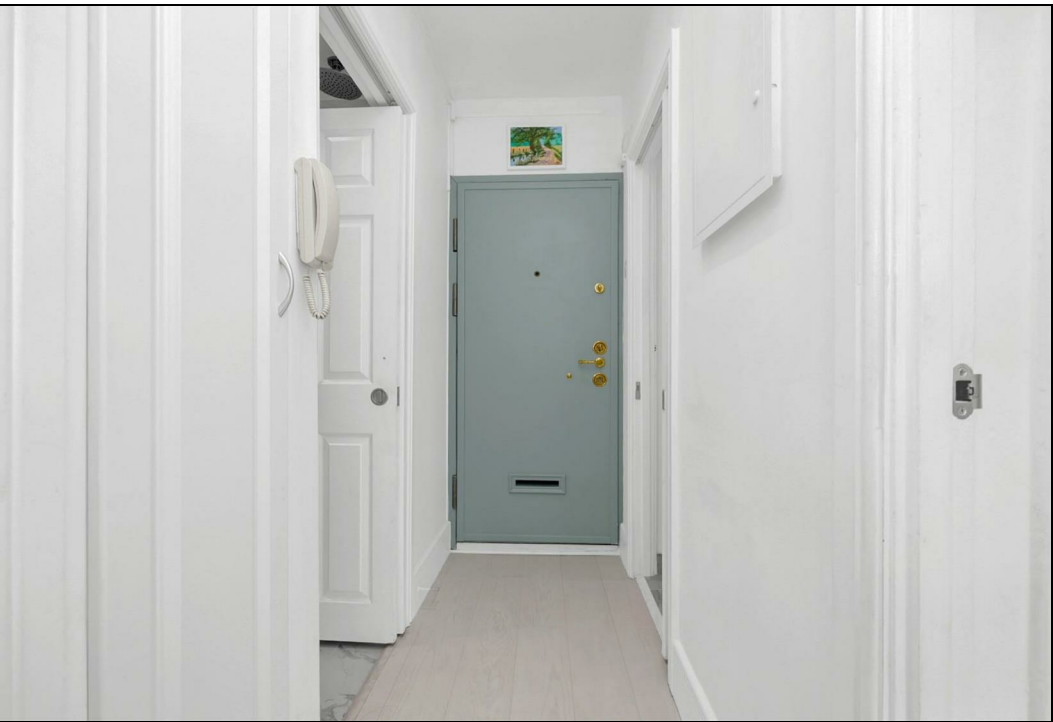
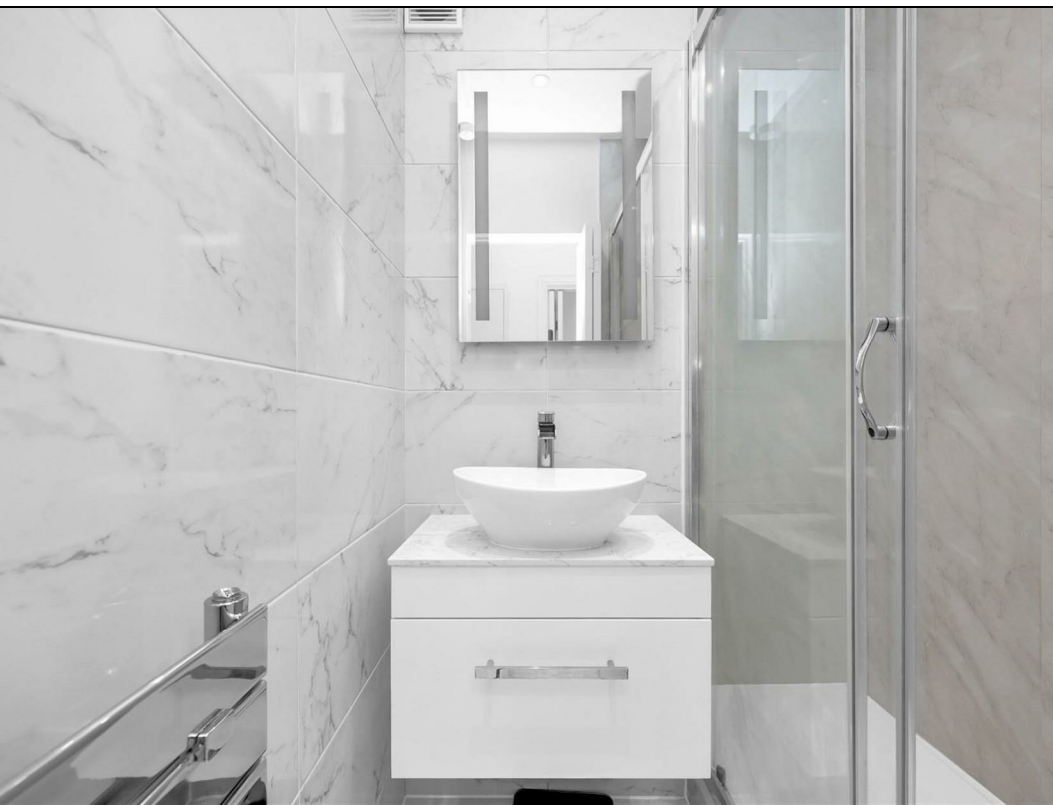
Fellows Court is superbly located just moments from the vibrant amenities of Shoreditch, Columbia Road Flower Market, and Hoxton. Excellent transport links include Hoxton Overground, Old Street, and Liverpool Street stations, putting the City and beyond within easy reach.

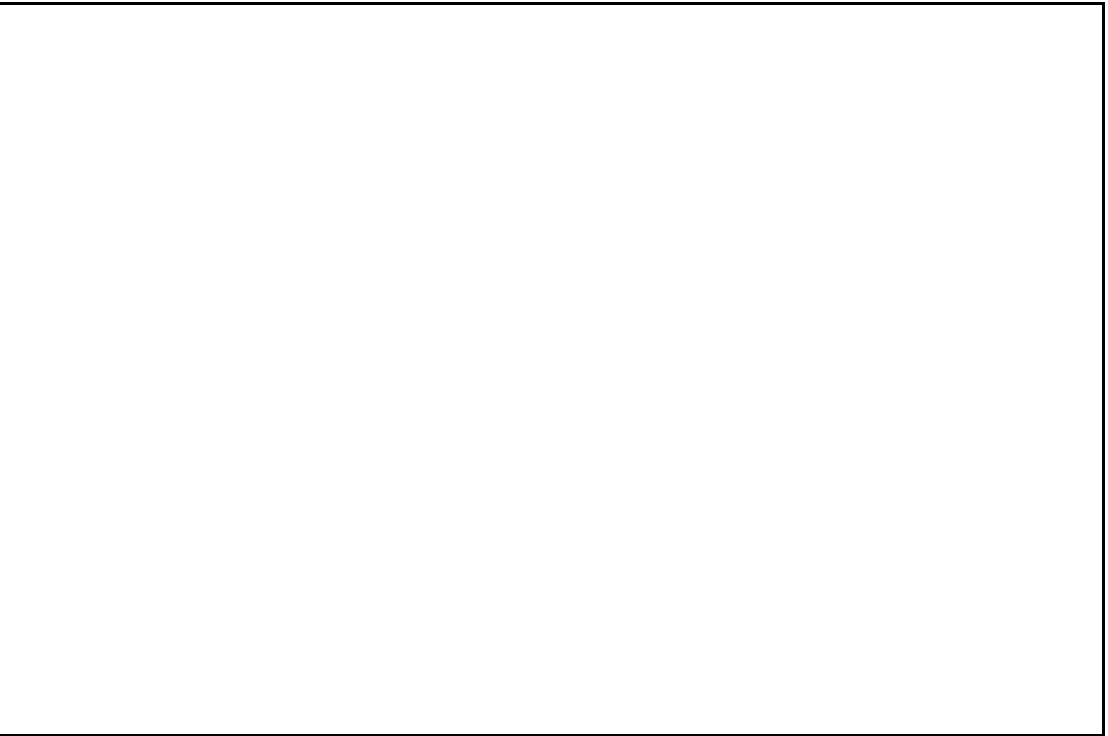
## KEY FEATURES

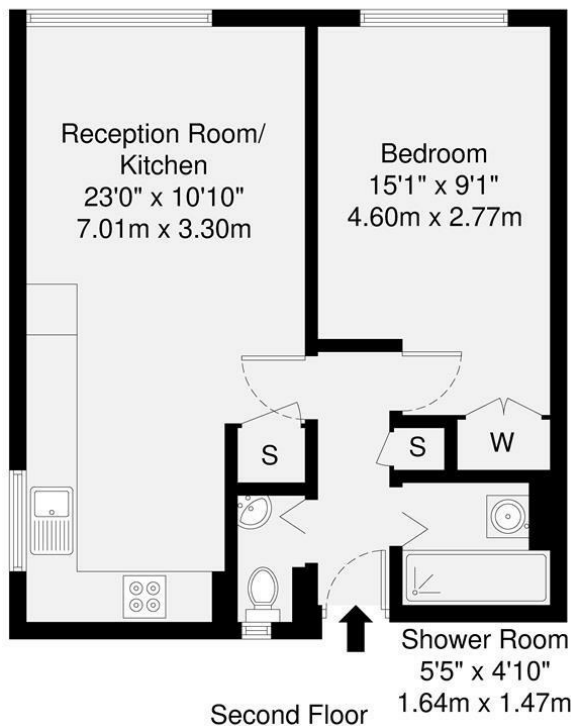
- Recently Refurbished One Bedroom Apartment
- Secure Purpose-Built Block
- Extended 181-Year Lease
- Bright & Spacious Living Area
- Quiet Residential Setting
- Prime Location











Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
43.1 sq m / 463 sq ft

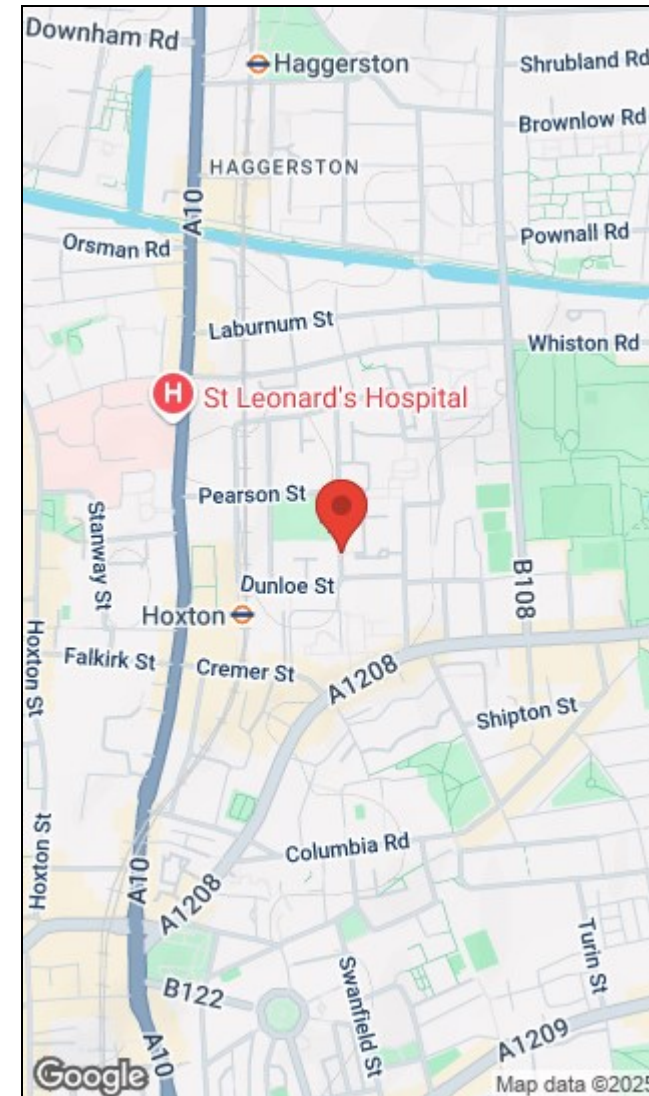
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.4 sq m / 14 sq ft

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	78
England & Wales		
EU Directive 2002/91/EC		

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

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