Boundary Street, , London, E2 7JQ

- 2 Bedrooms
- Duplex
- Sought After Location
- Service Charge = £3,000 pa

- Warehouse Conversion
- Fourth Floor & Fifth FLoor
- 125 Year Lease - 101 Years Remaining
- Ground Rent = £300 pa

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HERE TO GET *you* THERE

£675,000

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DESCRIPTION

Nestled in one of Shoreditch's most sought-after residential streets, this iconic converted warehouse offers a magnificent 2-bedroom apartment on the fourth floor, boasting a generous 798 sq. ft of stylish living space. As you step into this split-level duplex, you are greeted by a bright interior that is finished to a quality specification yet provides a canvas for personalisation, allowing you to add your unique touch to the space. The fourth level encompasses a well-appointed kitchen and a spacious living area, creating an inviting space for both everyday living and entertaining. The large windows flood the room with natural light, enhancing the ambiance and showcasing the character of the iconic warehouse setting.

Ascend the staircase to the upper level, where you'll find two generously sized bedrooms. The layout of this duplex provides privacy and separation between the living and sleeping areas, offering a comfortable retreat for residents.

Anlaby House offers not just a residence but a lifestyle. The location on Boundary Street places you in the heart of Shoreditch, surrounded by the eclectic energy of this vibrant neighbourhood. From trendy cafes to art galleries and boutiques, Shoreditch is known for its cultural richness and dynamic atmosphere.

Transportation is a breeze with easy access to nearby bus stops and Shoreditch High Street Overground station, connecting you to the rest of London. Immerse yourself in the trendy urban lifestyle that Shoreditch has to offer, with a plethora of dining options, nightlife, and cultural experiences just steps away from your doorstep.
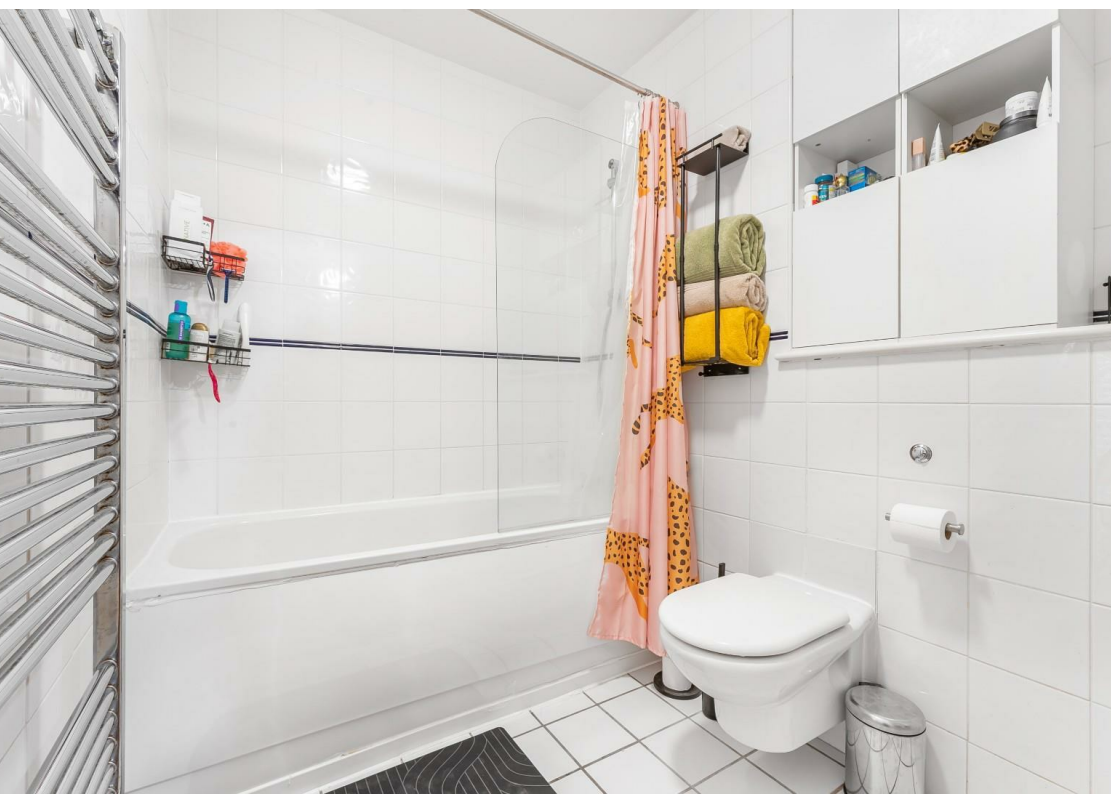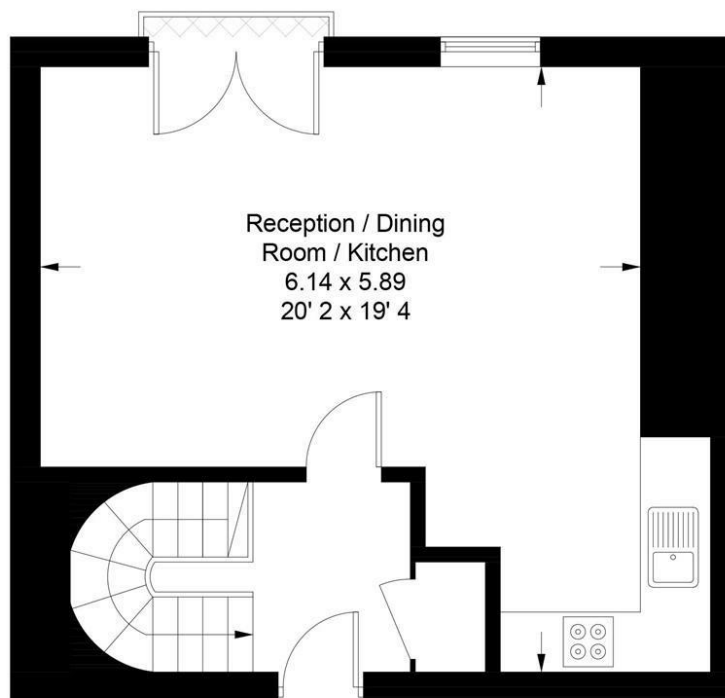
Anlaby House

Approximate Gross Internal Area = 798 sq ft / 74.1 sq m

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Fourth Floor

Bedroom
3.92 x 3.27
12' 10 x 10' 9

Bedroom
3.99 x 2.58
13' 1 x 8' 6

IN
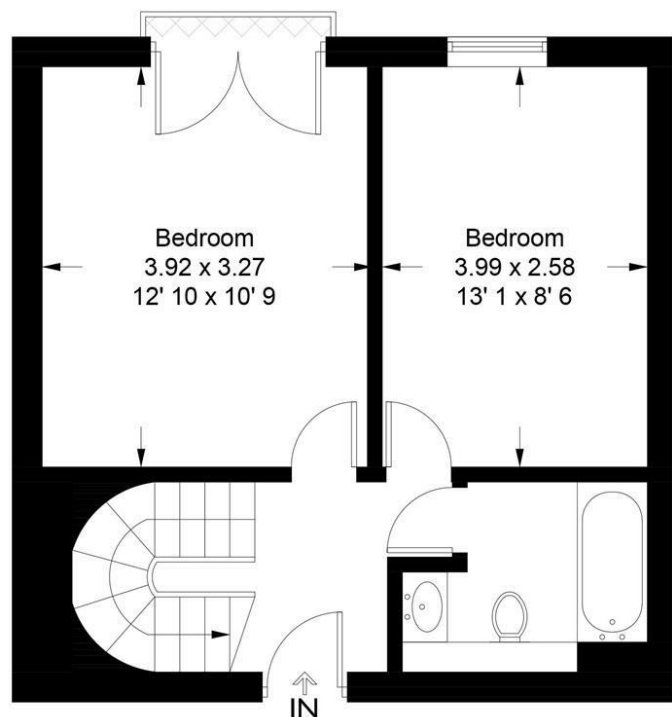
Fourth Floor
392 sq ft / 36.4 sq m

Fifth Floor

Reception / Dining
Room / Kitchen
6.14 x 5.89
20' 2 x 19' 4

Fifth Floor
406 sq ft / 37.7 sq m

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.
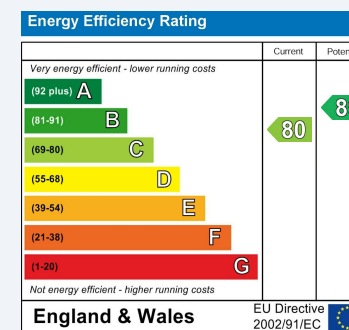
Viewings

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			89
(69-80) C		80	
(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.

The Property Ombudsman

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