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# Curtain Road, Shoreditch, EC2A

## Guide Price £575,000



A well-presented two double bedroom, two bathroom apartment set on the fourth floor of a modern warehouse conversion in the heart of the Shoreditch Triangle.

The property offers 829 sq ft of bright, well-proportioned living space, featuring a spacious open-plan reception/kitchen ideal for entertaining. The principal bedroom benefits from an en-suite, with a second double bedroom and family bathroom completing the accommodation.

Located on Curtain Road, the apartment is moments from Shoreditch's vibrant mix of restaurants, bars and boutiques, with Old Street, Liverpool Street and Shoreditch High Street stations all within easy reach.

The current service charge is temporarily elevated due to one-off costs relating to fire risk assessment and certification works, and is expected to normalise thereafter.

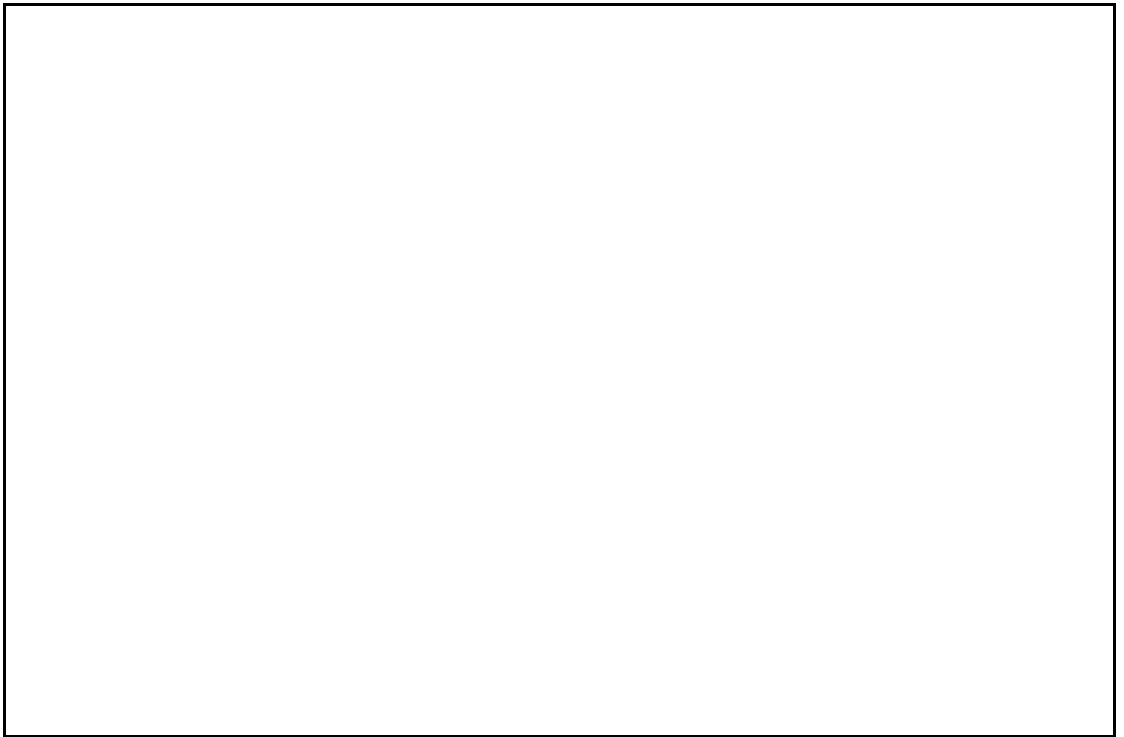
\*Some images have been virtually staged to illustrate potential layout and furnishings.

## KEY FEATURES

- Two double bedrooms
- Two bathrooms (one en-suite)
- Open-plan living/kitchen
  - 999 Year Lease
  - Approx. 829 sq ft
- Warehouse conversion
  - Chain Free
- Prime Shoreditch location



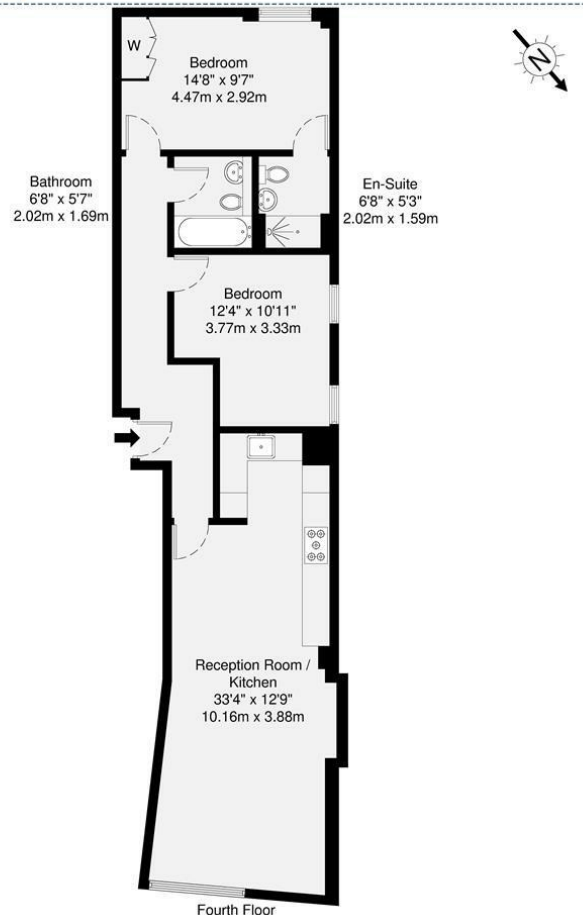




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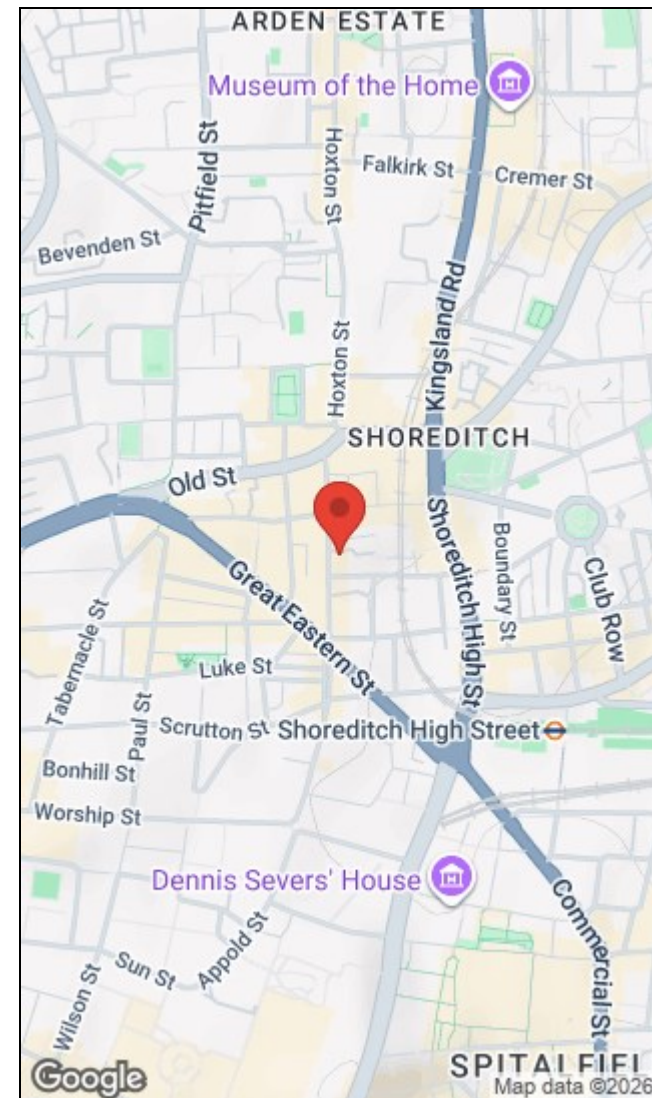
GROSS INTERNAL AREA  
77.1 sq m / 829 sq ft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
77.1 sq m / 829 sq ft
 TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.7 sq m / 7 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>		57	58
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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>		71	72
(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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