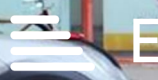


# HUNTERS®

HERE TO GET *you* THERE



E

# Hackney Road, Shoreditch, E2

£550,000

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

Set on the top floor of an attractive Victorian building, this well-presented two-bedroom split-level apartment offers bright, flexible living space in one of East London's most dynamic locations, just a short walk from London's financial district and the ever-buzzing Silicon Roundabout.

The property features a generous open-plan reception area with excellent natural light, creating a great sense of space and flow. Both bedrooms are well proportioned and arranged over two levels, making the layout ideal for sharers, professionals, or anyone wanting clear separation between living and sleeping areas.

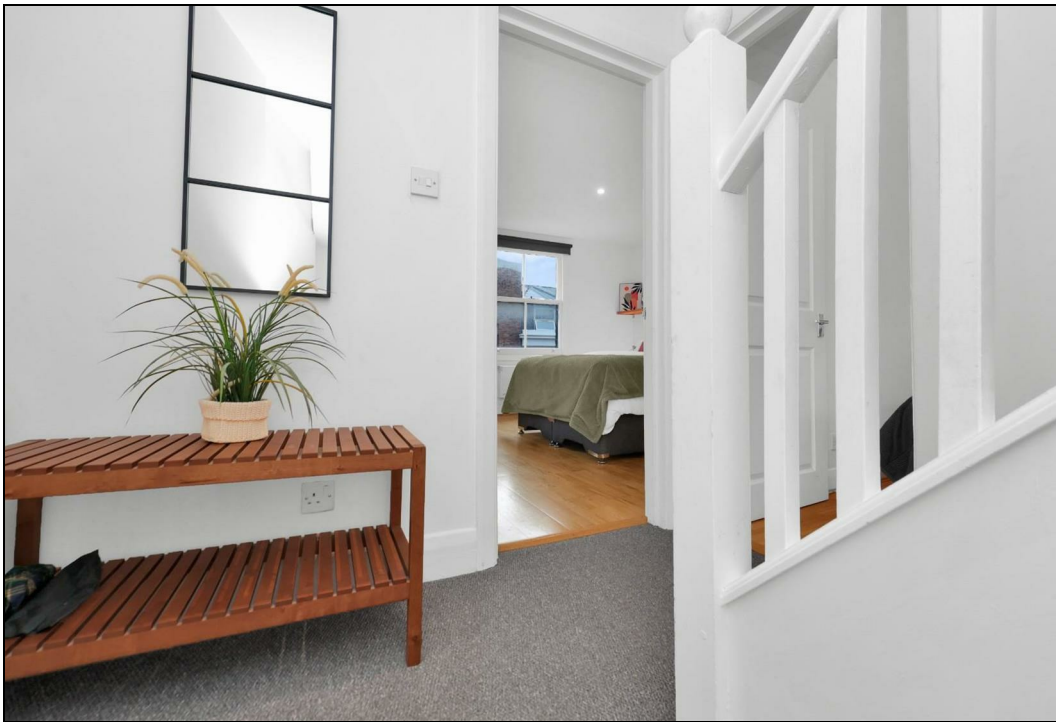
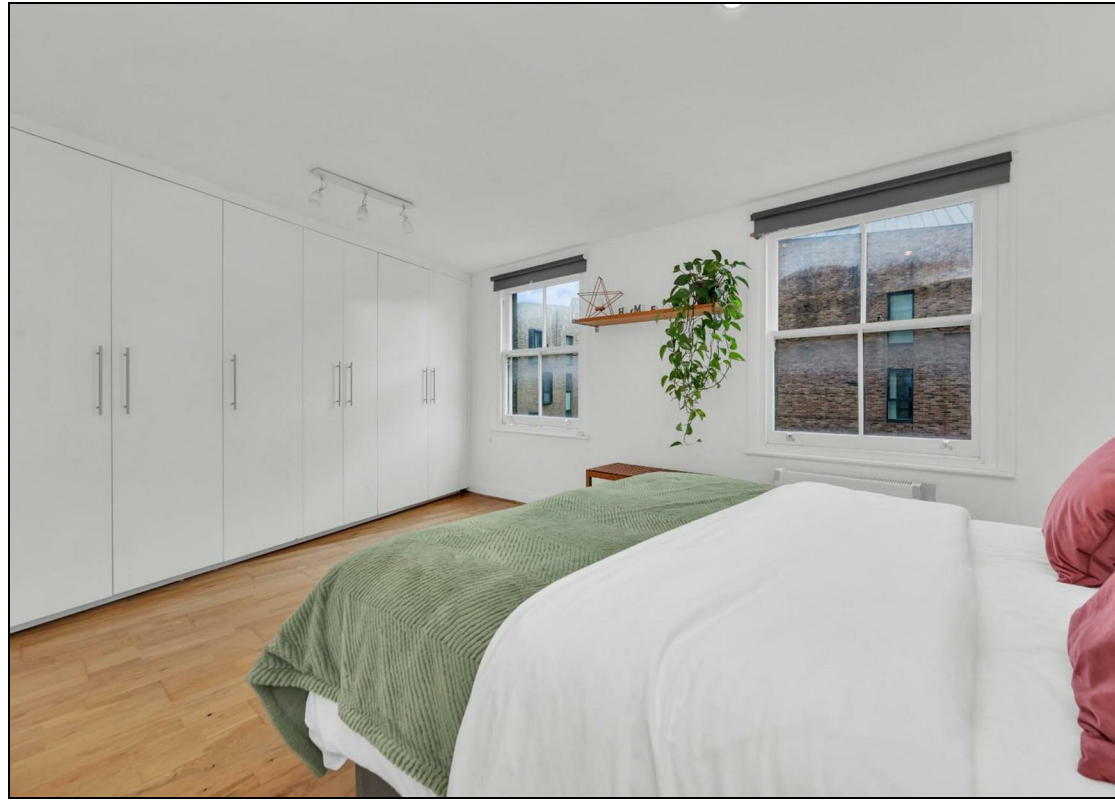
The small private terrace is perfect for morning coffee, evening drinks, or simply escaping the buzz of Hackney Road for a moment of calm. Practical perks include a very long 999-year lease, offering long-term security and peace of mind.

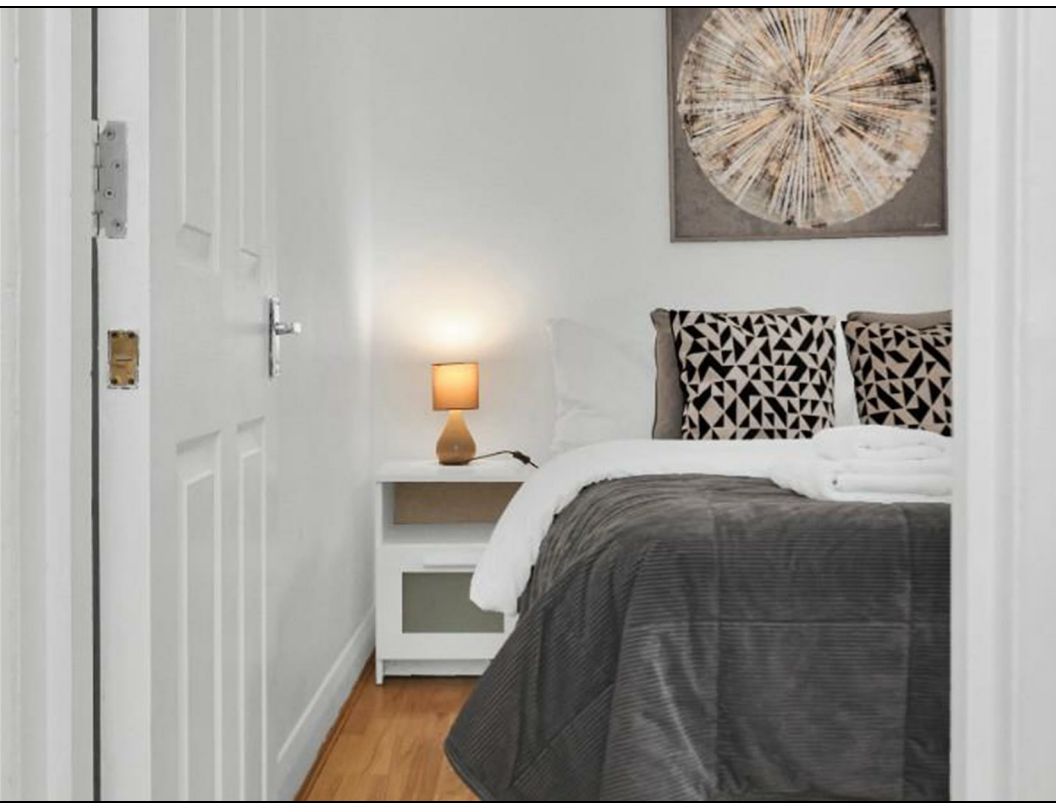
The location is hard to beat, with Old Street (Northern Line), Liverpool Street, Hoxton Overground, and Shoreditch High Street Overground all within easy reach, along with multiple bus routes providing swift access across the City and beyond. Surrounded by independent cafés, restaurants, and nightlife, the flat sits at the centre of one of London's most vibrant neighbourhoods — close enough to walk to work, far enough to still enjoy the weekend.

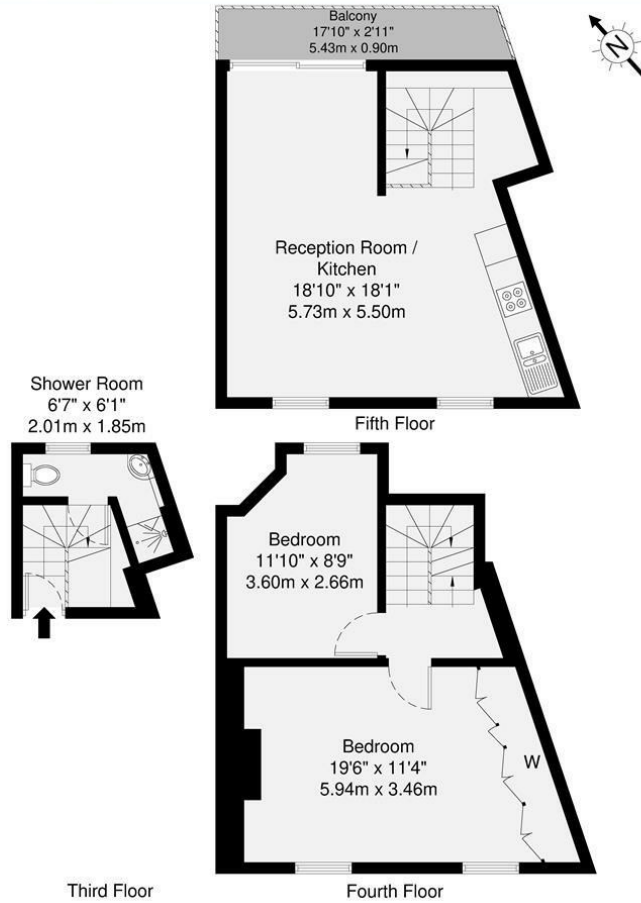
## KEY FEATURES

- 2 Bedroom Split Level Apartment
- Top Floor Of A Victorian Building
  - Small Terrace
- Leasehold = 979 Years remaining
- Service Charge = Approx £1500 pa
  - Ground Rent = £100 pa





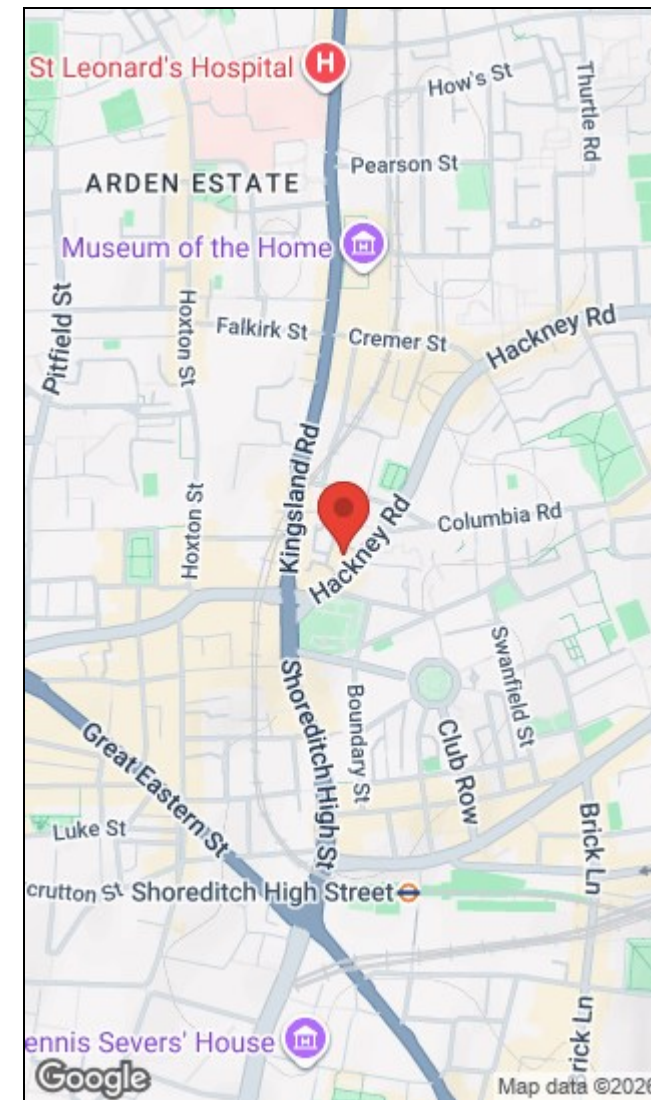




GROSS INTERNAL AREA (GIA) The footprint of the property 69.2 sq m / 745 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.2 sq m / 23 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 4.8 sq m / 51 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.9m 0.0 sq m / 0.0 sq ft
---	---	---	--

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	
46	77
EU Directive 2002/91/EC	
England & Wales	

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	
55	52
EU Directive 2002/91/EC	
England & Wales	

110 Curtain Road, London, EC2A 3AH | 020 7613 1798  
shoreditchsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by PR Alliance Ltd | Registered Address: 110 Curtain Road, London, EC2A 3AH | Registered Number: 6242984 England and Wales | VAT No: 918 7157 96 with the written consent of Hunters Franchising Limited.