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Basing Place, Shoreditch, E2

£600,000



Guide Price: £600,000 – £650,000

Set within a beautifully converted former glass factory, this spacious 818 sq ft two-bedroom apartment occupies the first floor of Glassworks Studios, right in the heart of one of East London's most dynamic neighbourhoods.

The property offers two generous double bedrooms, a separate fully fitted kitchen, and a luxury bathroom finished to a high standard. The apartment is flooded with natural light throughout the day, enhanced by its bright aspect and secondary glazing, creating a calm retreat from the buzz outside.

Recently fitted wooden flooring flows seamlessly throughout the entire property, adding warmth and a contemporary feel, while the well-proportioned layout provides excellent flexibility for modern living.

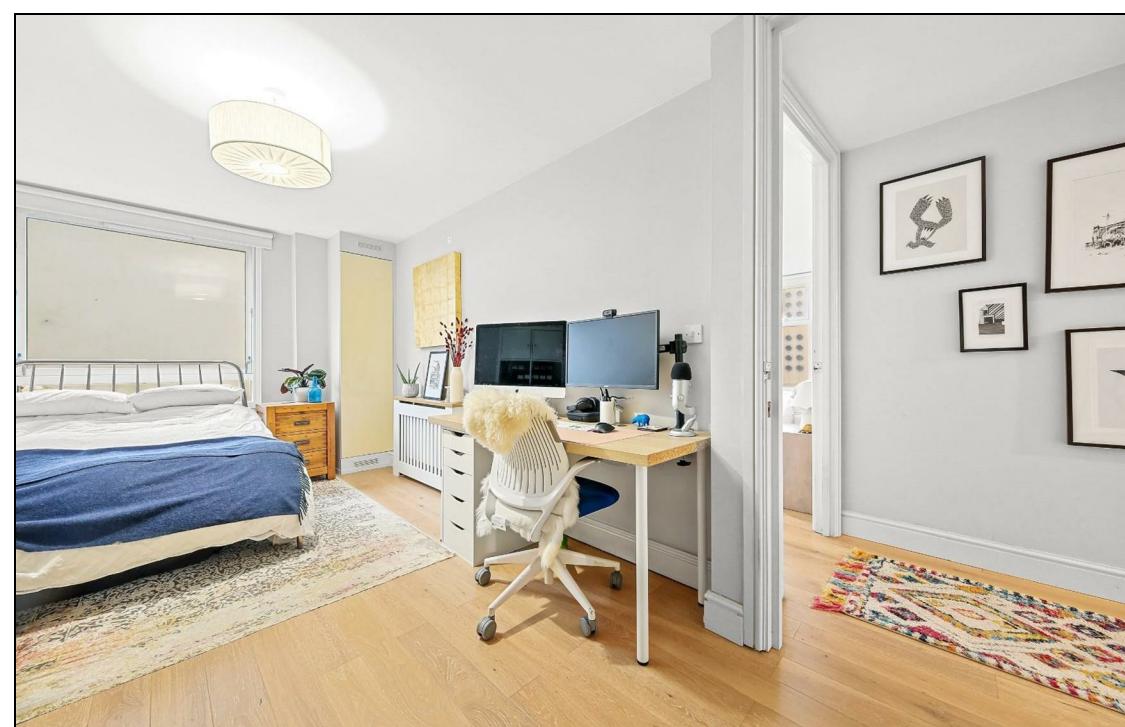
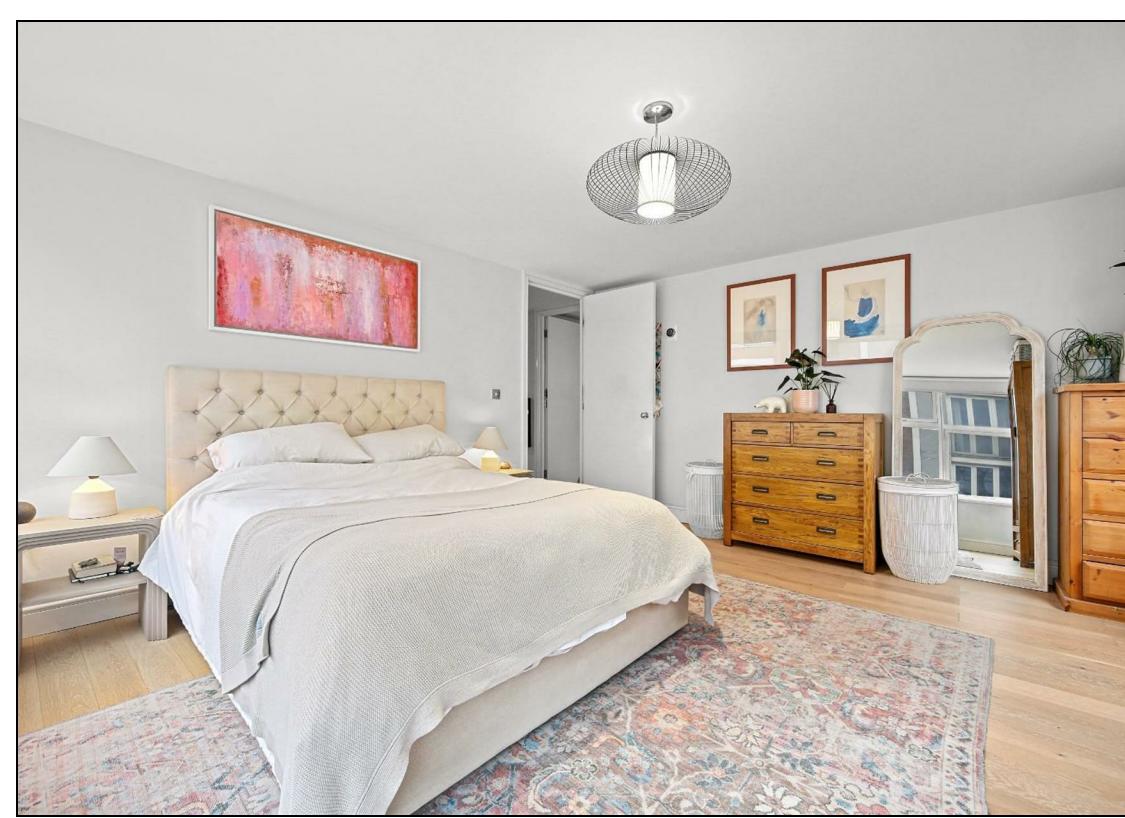
Further benefits include an exceptional 979-year lease, eligibility for resident parking permits, and an unbeatable location moments from Hoxton Square, the Shoreditch Triangle, and within easy reach of the City's financial district.

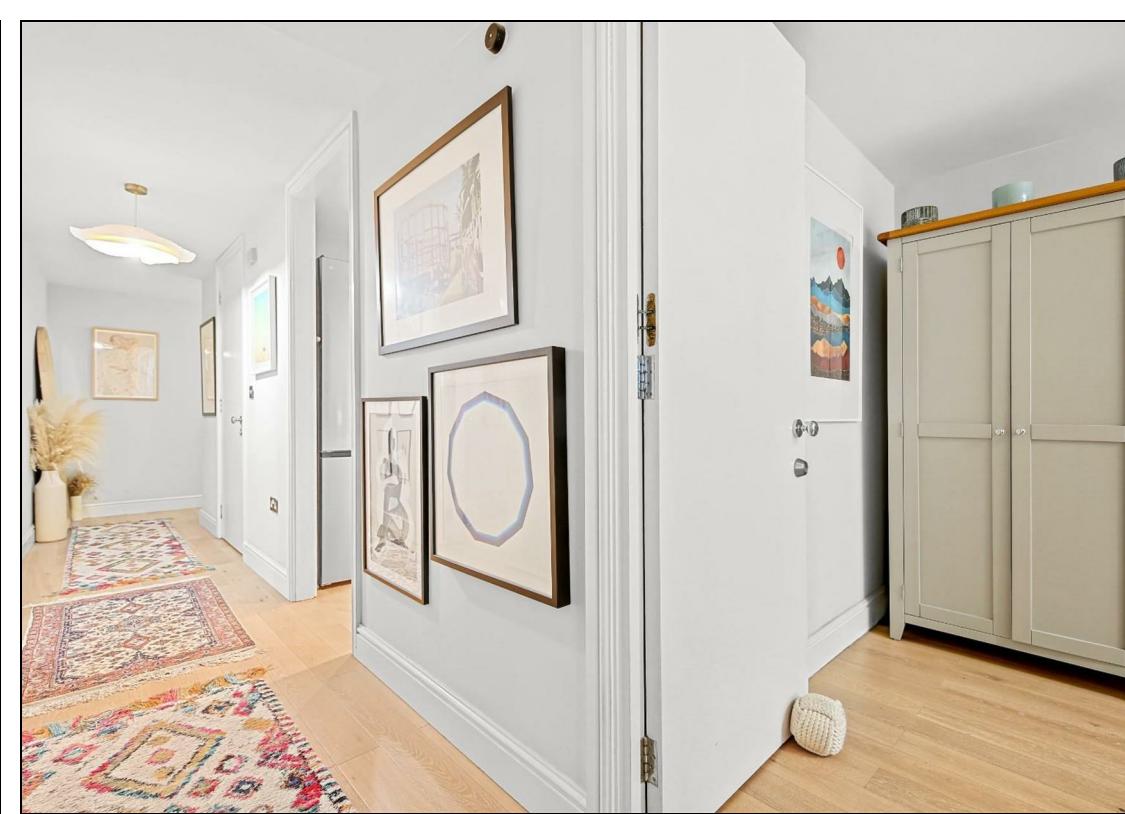
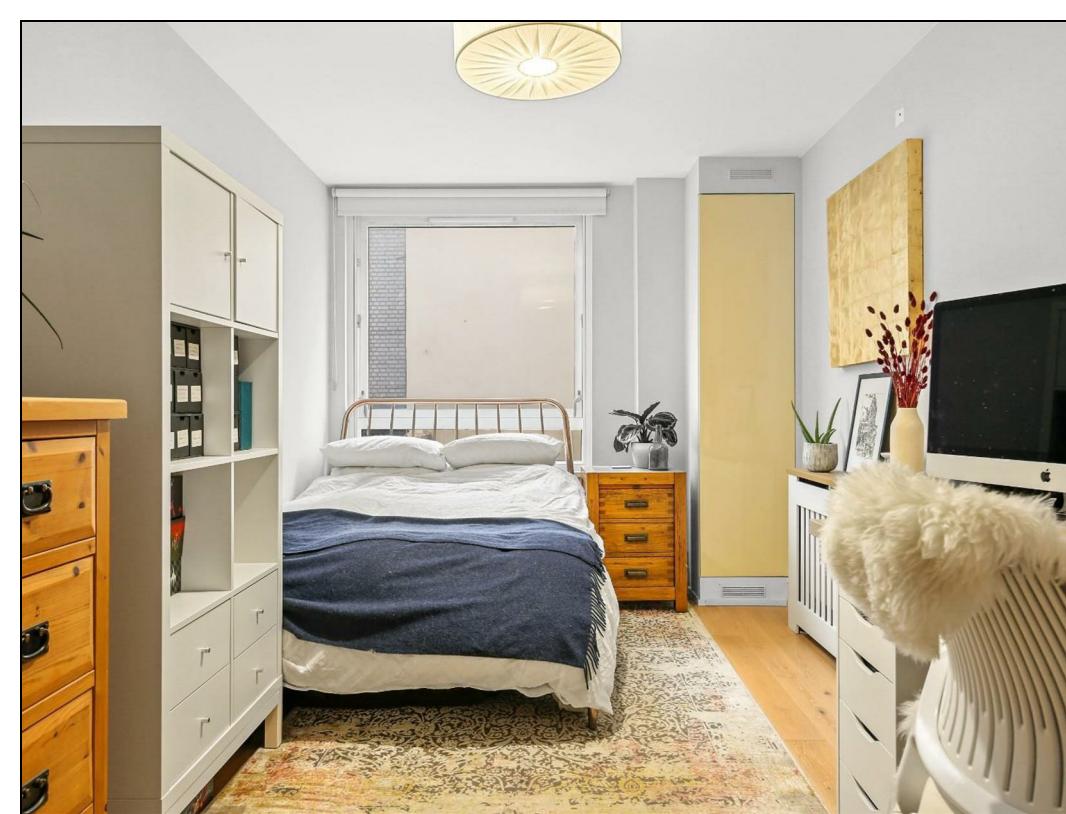
Excellent transport links with - Hoxton Overground just 0.2 miles away (approximately 4 minutes' walk), Old Street Underground Station 0.5 miles away (around 8 minutes' walk) and Liverpool Street Station within 0.8 miles (approximately 16 minutes walk)

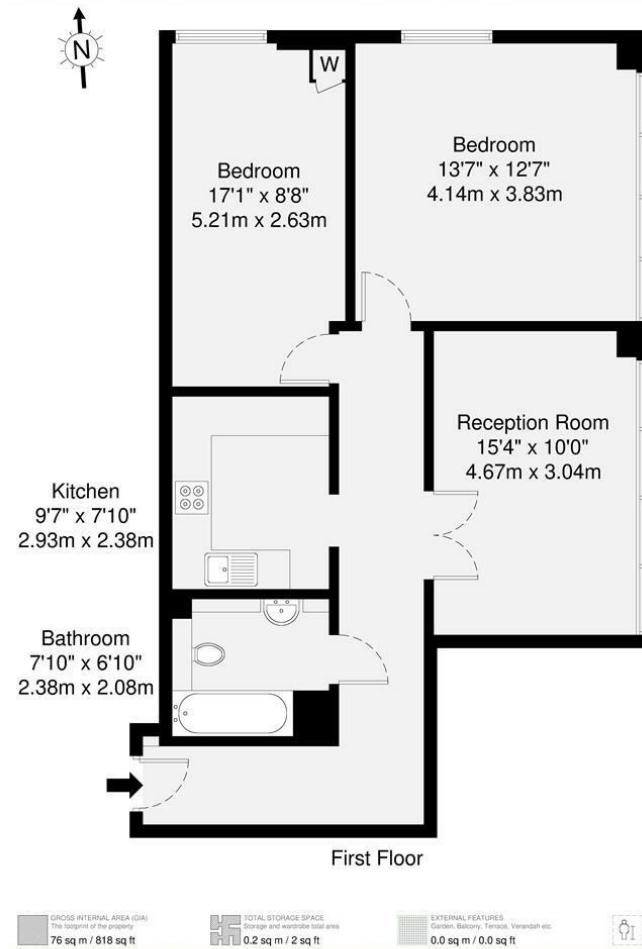
KEY FEATURES

- 2 Bedrooms
- First Floor
- Converted Glass Factory
- 973 Year Lease
- Large Windows
- Prime Location
- Lift Access
- Guide Price: £600,000 – £650,000









GROSS INTERNAL AREA (GIA)
The footprint of the property
76 sq m / 818 sq ft

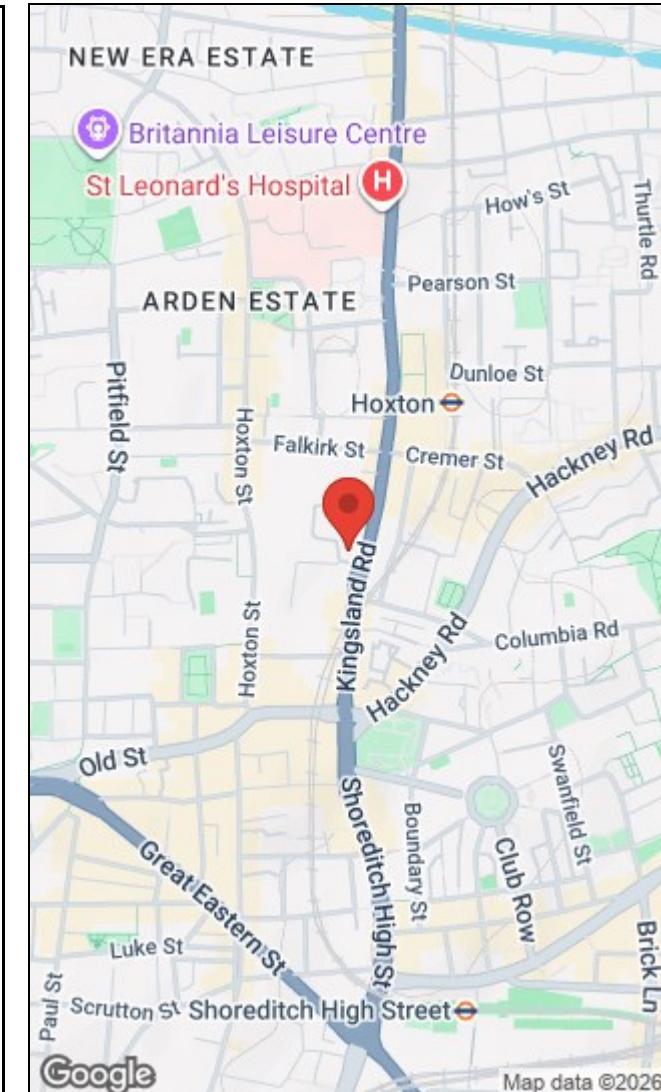
TOTAL STORAGE SPACE
Storage and wardrobe total area
0.2 sq m / 2 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Maison
VUE

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	
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