



HUNTERS[®]

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Calvin Street, Spitalfields, E1

£650,000

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Set on the fourth floor of a modern, well-maintained development, this bright and contemporary two-bedroom, two-bathroom apartment offers well-proportioned living space in the heart of Spitalfields.

The property boasts a spacious open-plan reception and kitchen area, flooded with natural light from large windows, creating a bright and inviting atmosphere. The sleek, fully fitted kitchen features high-gloss cabinetry and integrated appliances, ideal for both everyday living and entertaining.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a modern en-suite shower room. A second stylish bathroom serves the additional bedroom and guests.

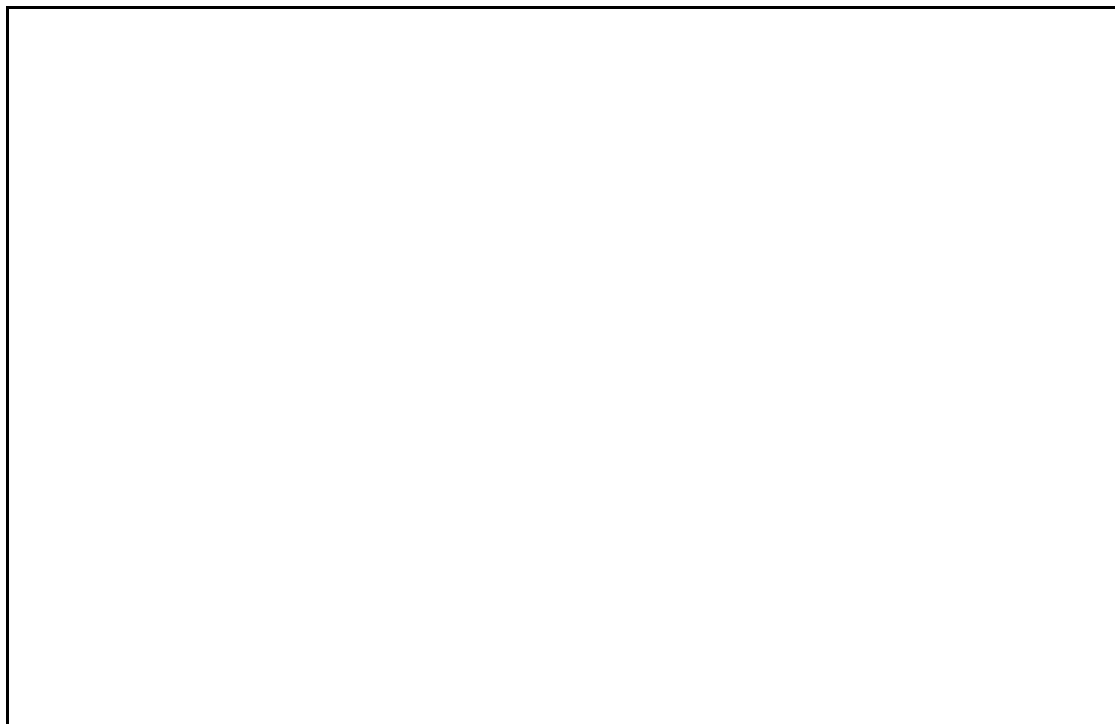
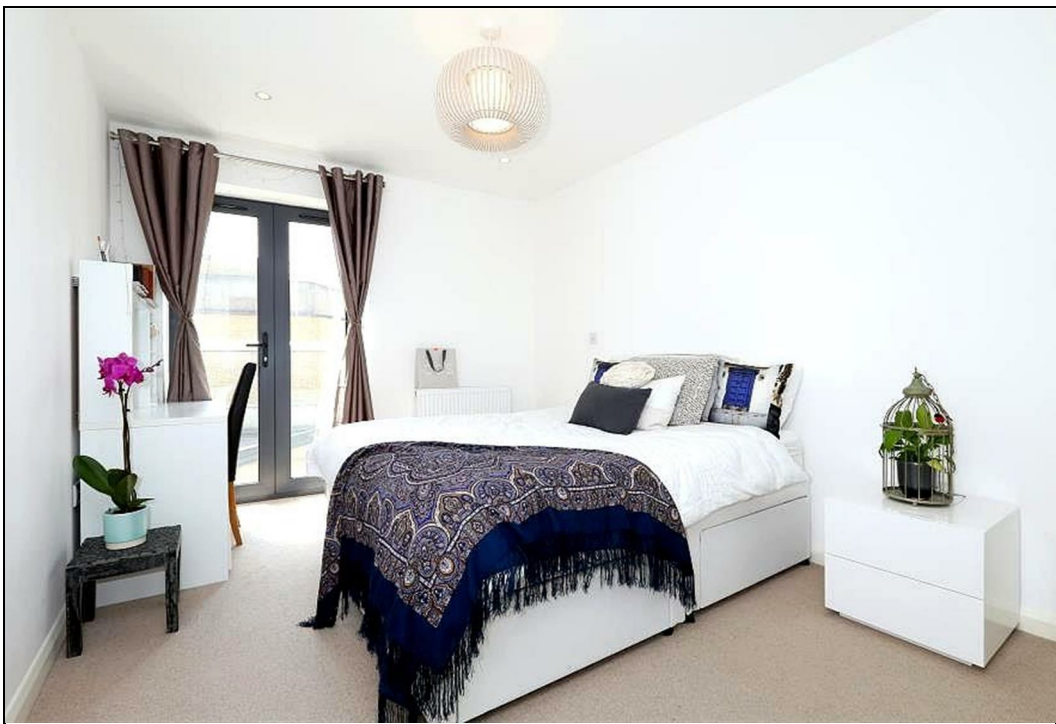
Calvin Street is perfectly positioned moments from the vibrant amenities of Spitalfields, Shoreditch and Brick Lane. Residents can enjoy an array of boutique shops, cafés, restaurants and bars right on the doorstep.

Liverpool Street Station is within easy walking distance, offering access to the Central, Circle, Metropolitan and Hammersmith & City lines, as well as National Rail and the Elizabeth Line. Shoreditch High Street Overground is also nearby, providing excellent connectivity across London.

KEY FEATURES

- 2 Bedroom Apartment
 - 2 Bathrooms
 - Fourth Floor
 - Lift Access
- Neutral Modern Decor
- Excellent natural Light
- Moments from Spitalfields Market, Brick Lane & Shoreditch
 - Chain Free



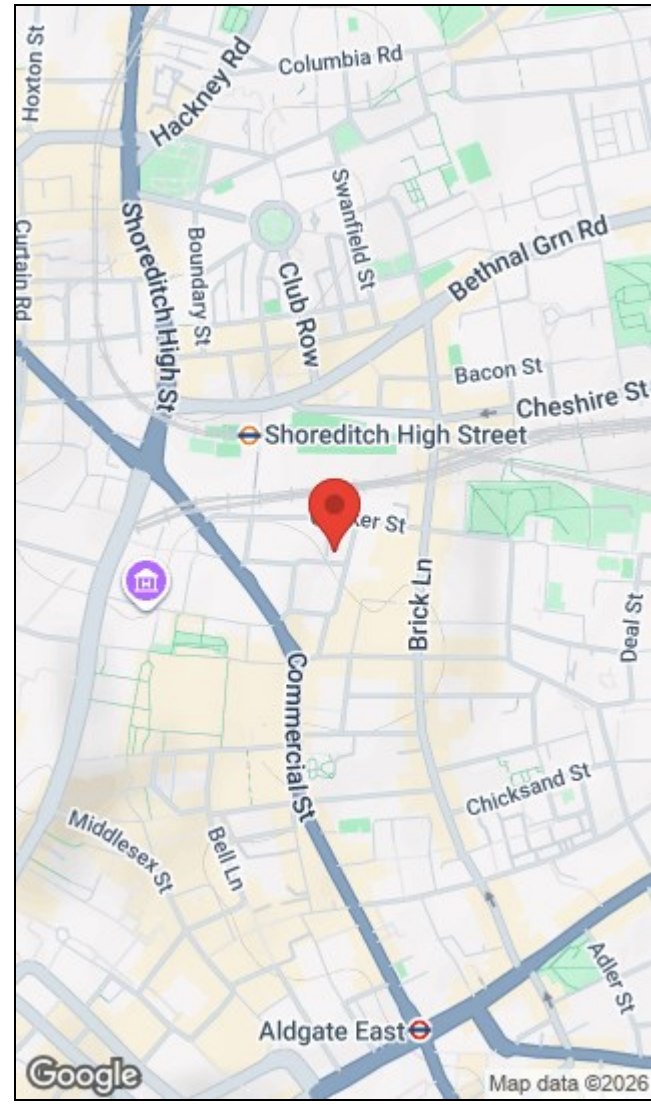


ALPHA COURT

FOURTH FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE GROSS INTERNAL AREA
782 SQ. FT. (72.7 SQ. M.)



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

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