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Old Nichol Street, Shoreditch, E2

£750,000



Guide Price: £750,000 - £775,000

Set within a striking warehouse conversion in the heart of Shoreditch, this exceptionally bright and spacious two-bedroom apartment blends industrial charm with contemporary style.

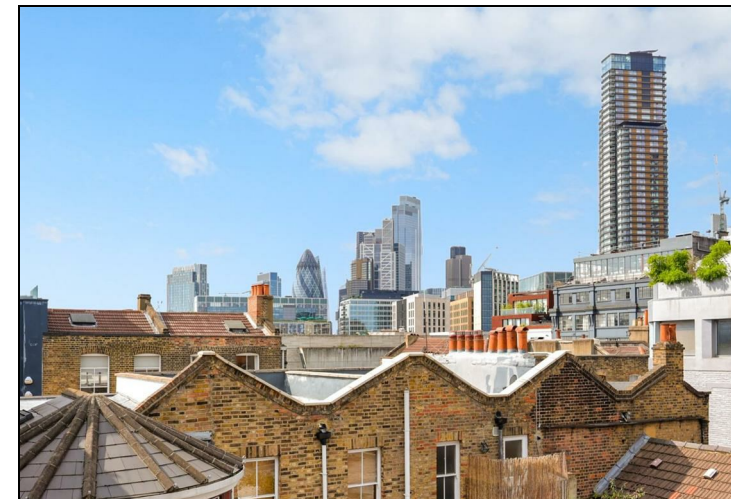
Occupying a generous floor plan, the property is flooded with natural light thanks to its large windows and a desirable south-facing reception room. High ceilings, exposed brickwork, and clean modern finishes create a stylish yet comfortable living space.

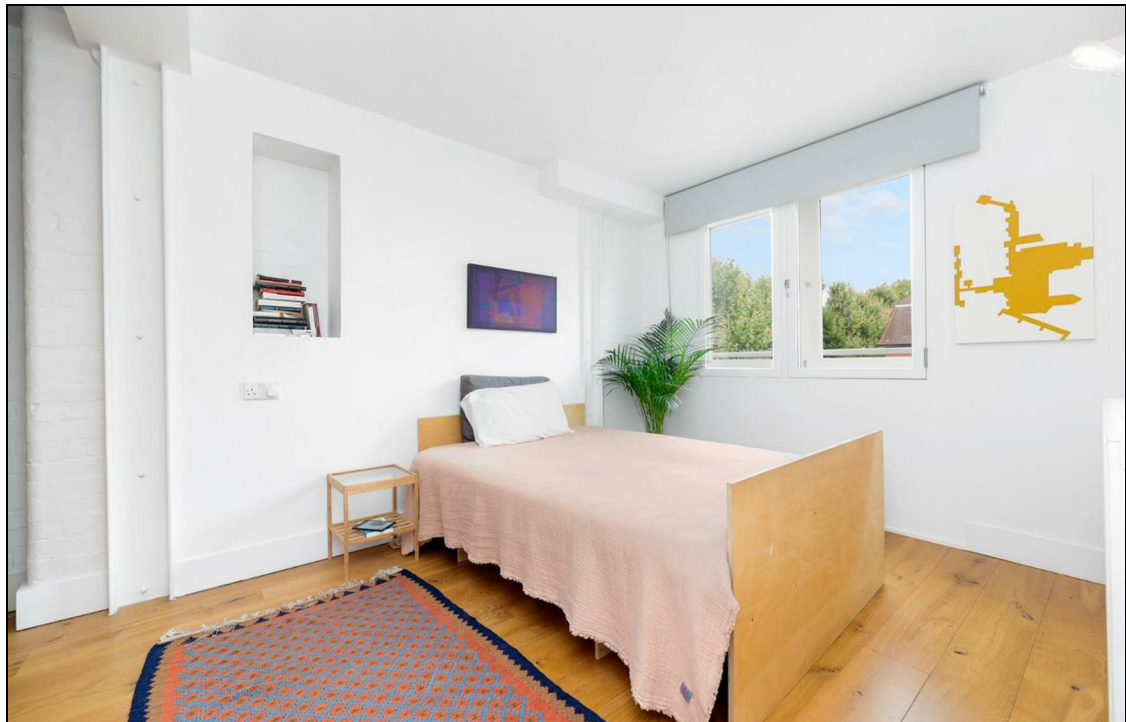
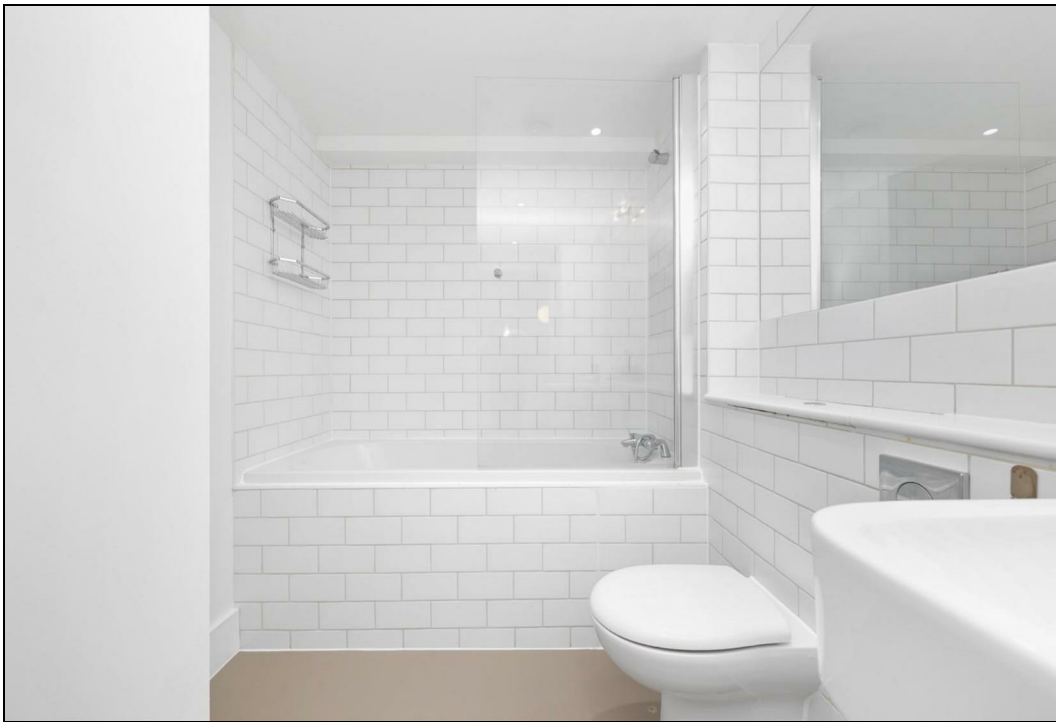
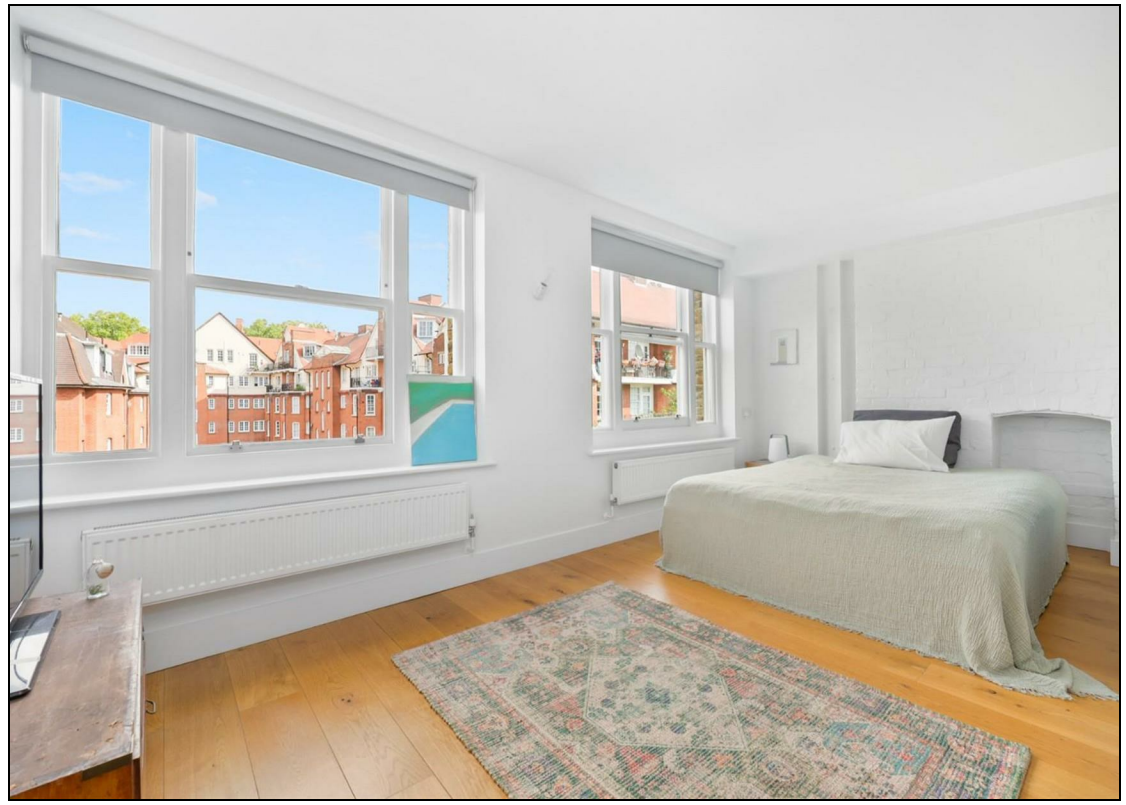
The expansive reception room is perfect for entertaining, dining, or relaxing, with warm wooden flooring and an open, airy feel. Both bedrooms are well-proportioned, with large windows that continue the apartment's light-filled theme.

Perfectly located moments from Brick Lane, Shoreditch High Street, and Spitalfields Market, this home offers the best of East London living with excellent transport links nearby.

KEY FEATURES

- Two spacious double bedrooms
- Large south-facing reception room
- Beautifully converted warehouse building
- Huge windows & exceptional natural light
- Exposed brickwork and high ceilings
 - Prime Shoreditch location
 - New 999 Year Lease
 - Air-source heat pump
 - Service Charge = £1500 pa







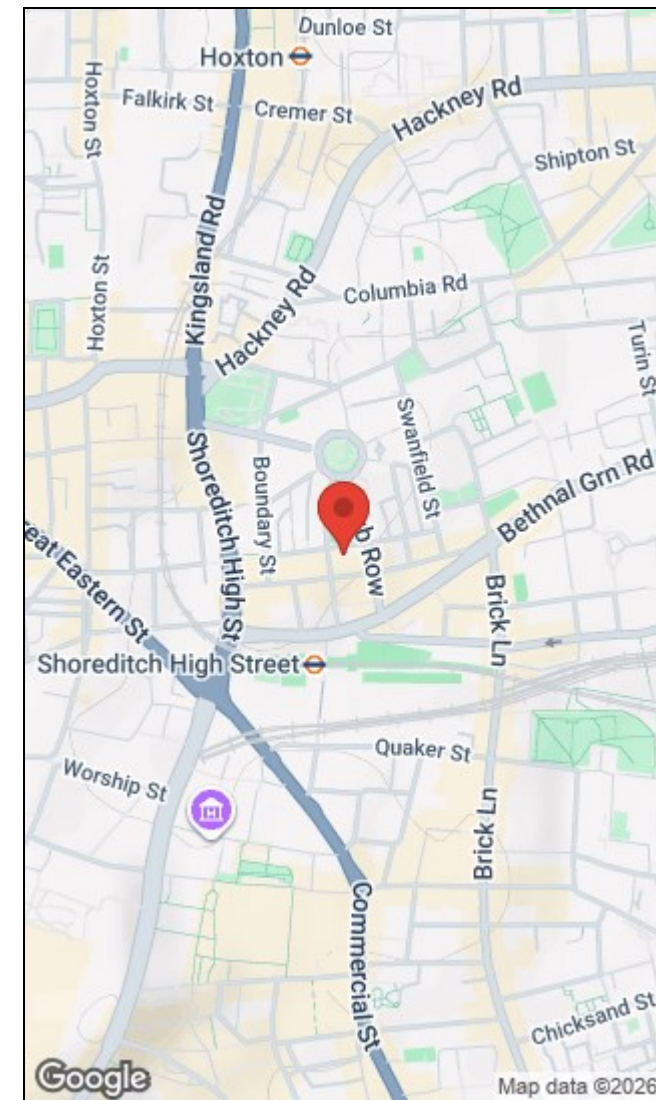


Third Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 72 sq m / 775 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.4 sq m / 25 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
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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) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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