



HUNTERS[®]
HERE TO GET *you* THERE

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Curtain Road, Shoreditch, EC2A

Guide Price £600,000



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.

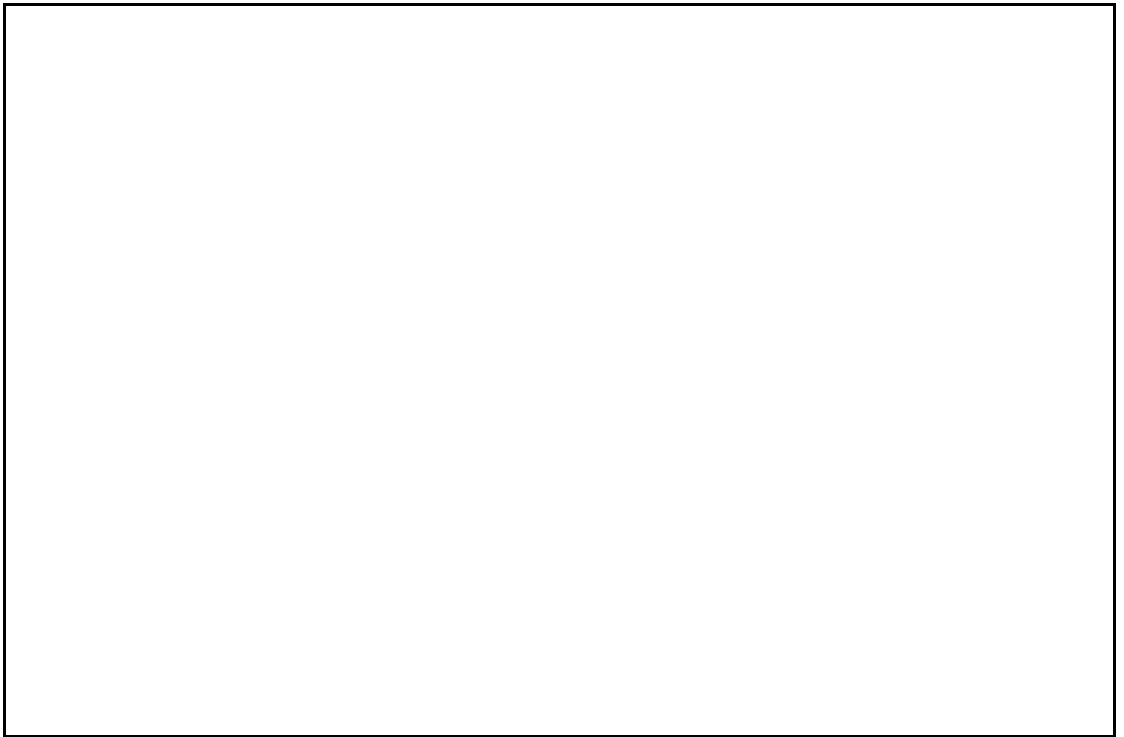
*Some images have been virtually staged to illustrate potential layout and furnishings.

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



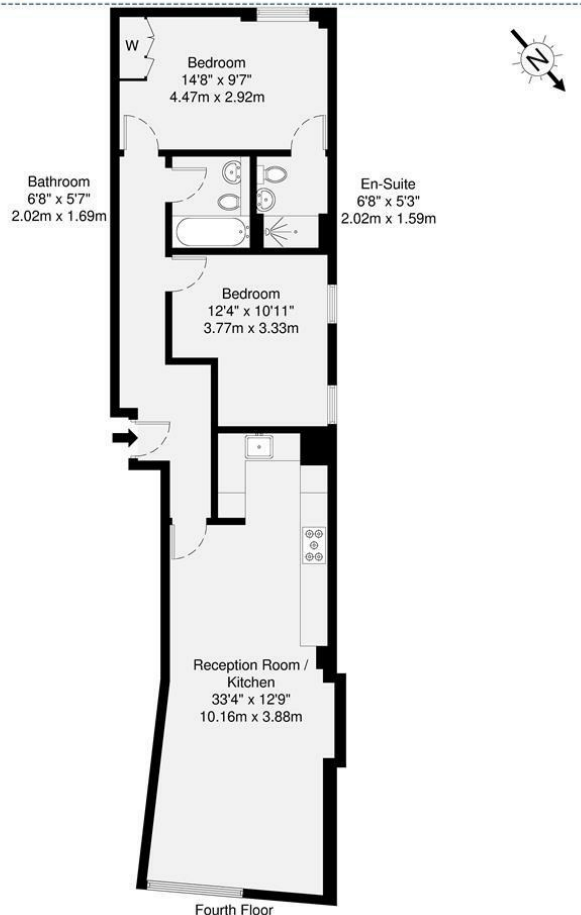




HUNTERS

Curtain Road, EC2A

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

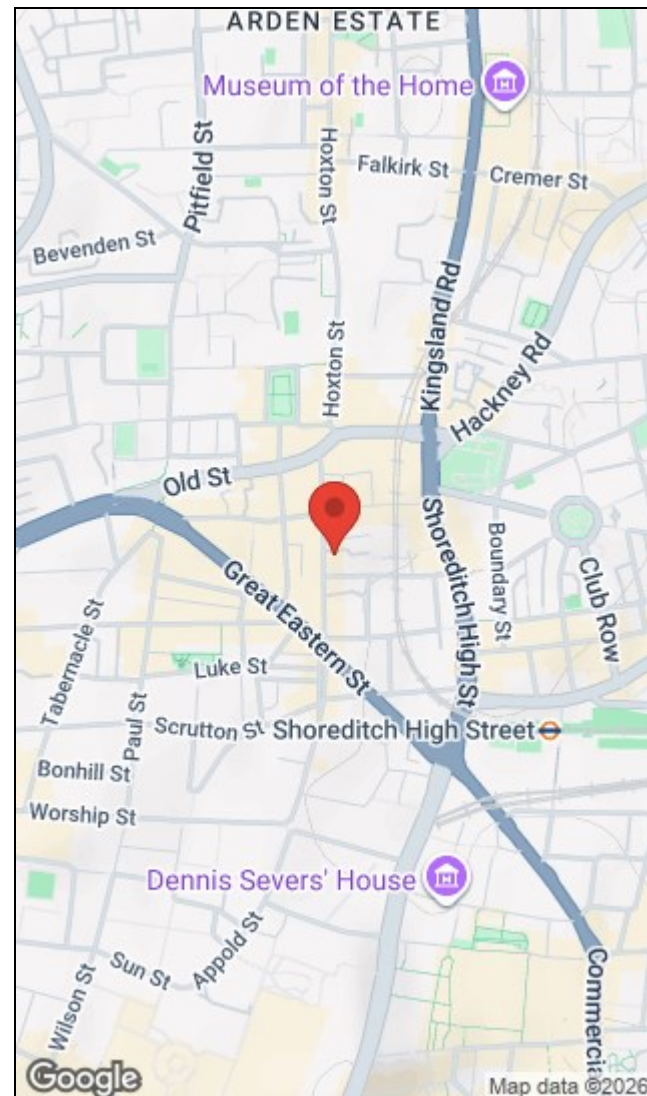
TOTAL STORAGE SPACE
Storage and wardrobe total area
0.7 sq m / 7 sq ft

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	57
(21-38) F	58
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	71
(39-54) E	72
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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



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