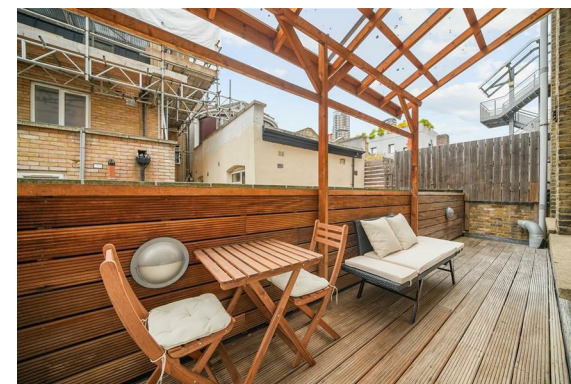
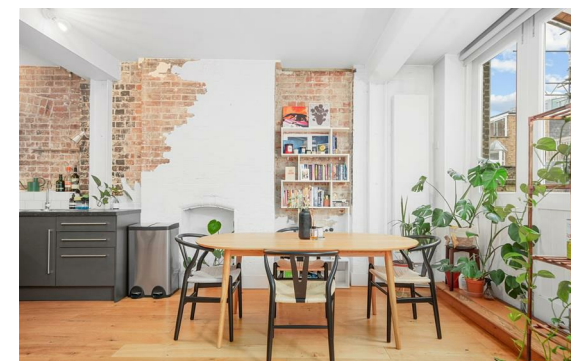




19A Old Nichol Street, , London, E2 7HR

- Two spacious double bedrooms
- Beautifully converted warehouse building
- Exposed brickwork and high ceilings
- Prime Shoreditch location
- Air-source heat pump
- Large south-facing reception room
- Large Private Terrace
- Huge windows & exceptional natural light
- New 999 Year Lease
- Guide Price = £775,000 to £800,000

£775,000



19A Old Nichol Street, , London, E2 7HR

DESCRIPTION

Guide Price = £775,000 to £800,000

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 — and boasts a large private terrace perfect for relaxing or entertaining.

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.

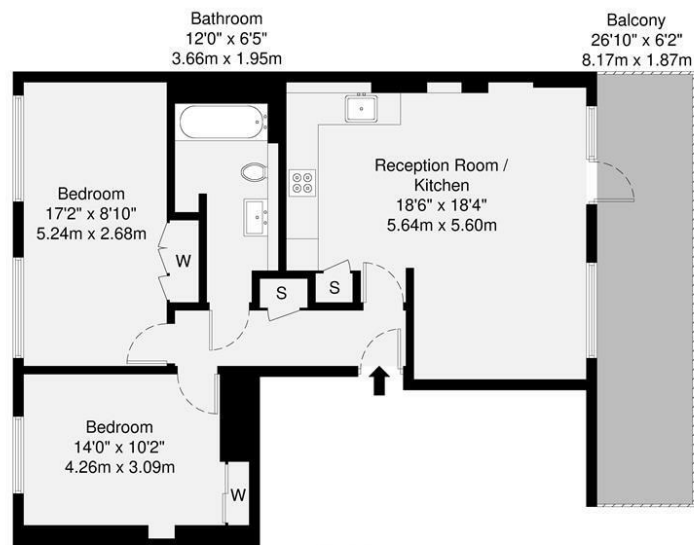
The expansive reception room is ideal for entertaining, dining, or unwinding, featuring warm wooden flooring and an open, airy feel. Both bedrooms are well-proportioned, with large windows that continue the apartment's light-filled theme.

The standout feature is the private terrace, offering a rare outdoor retreat in one of London's most vibrant neighborhoods, ideal for summer evenings, morning coffees, or hosting friends.

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.







First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
68.5 sq m / 737 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.1 sq m / 22 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
15.2 sq m / 163 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

Viewings

Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.