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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.

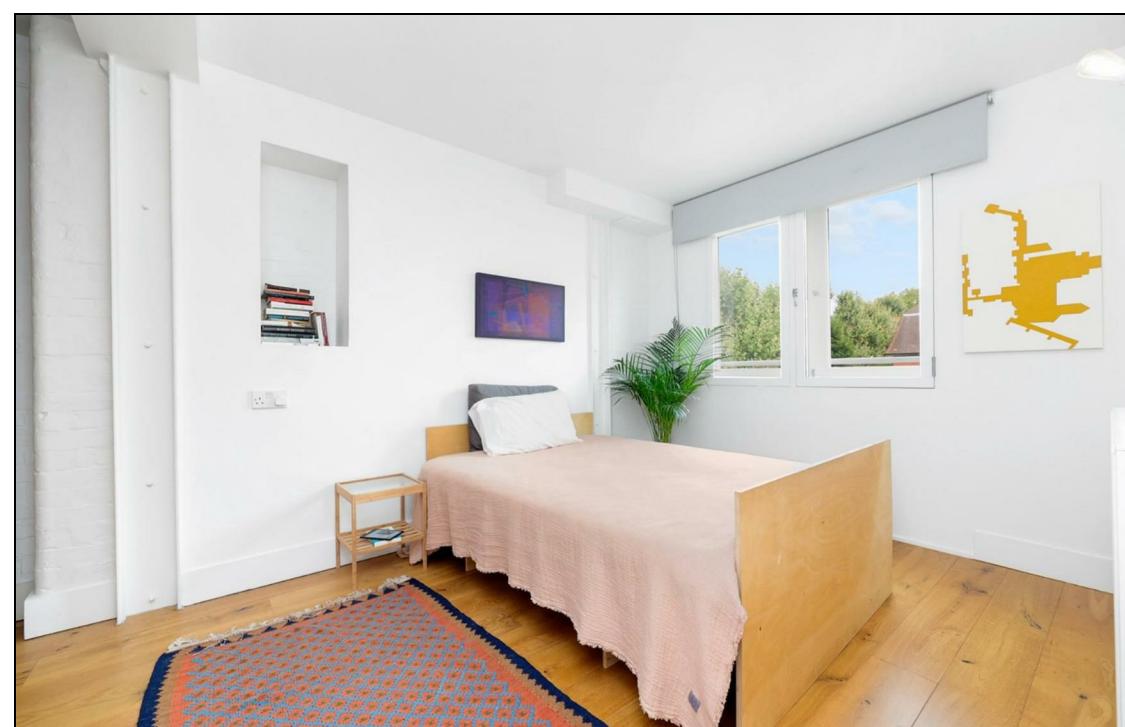
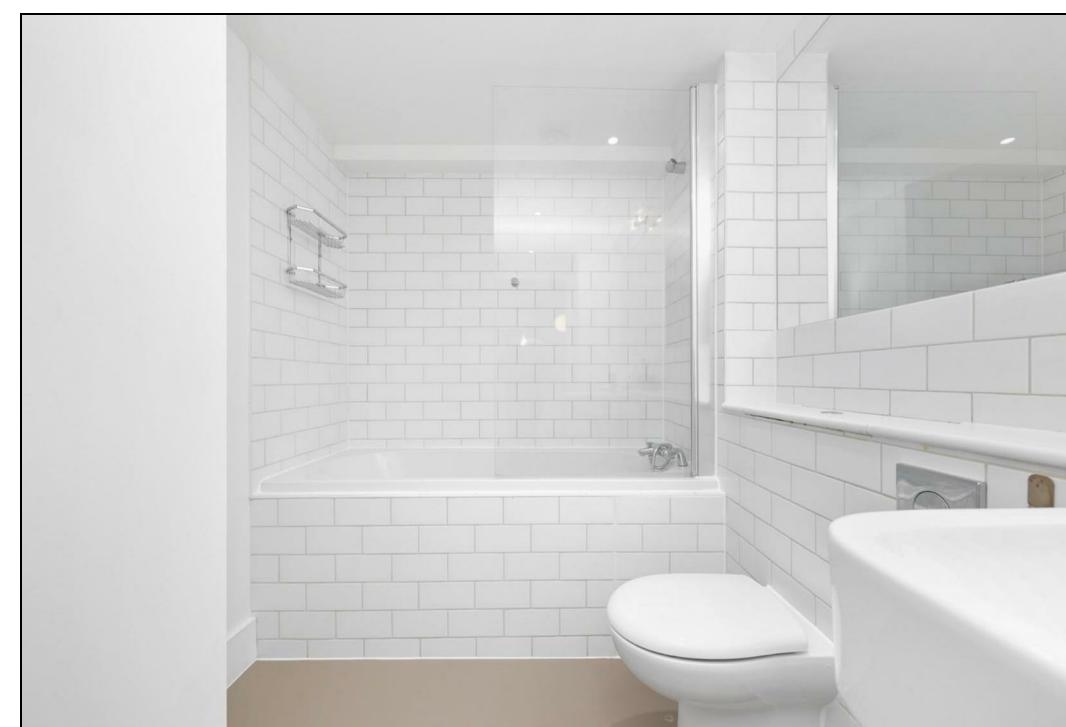
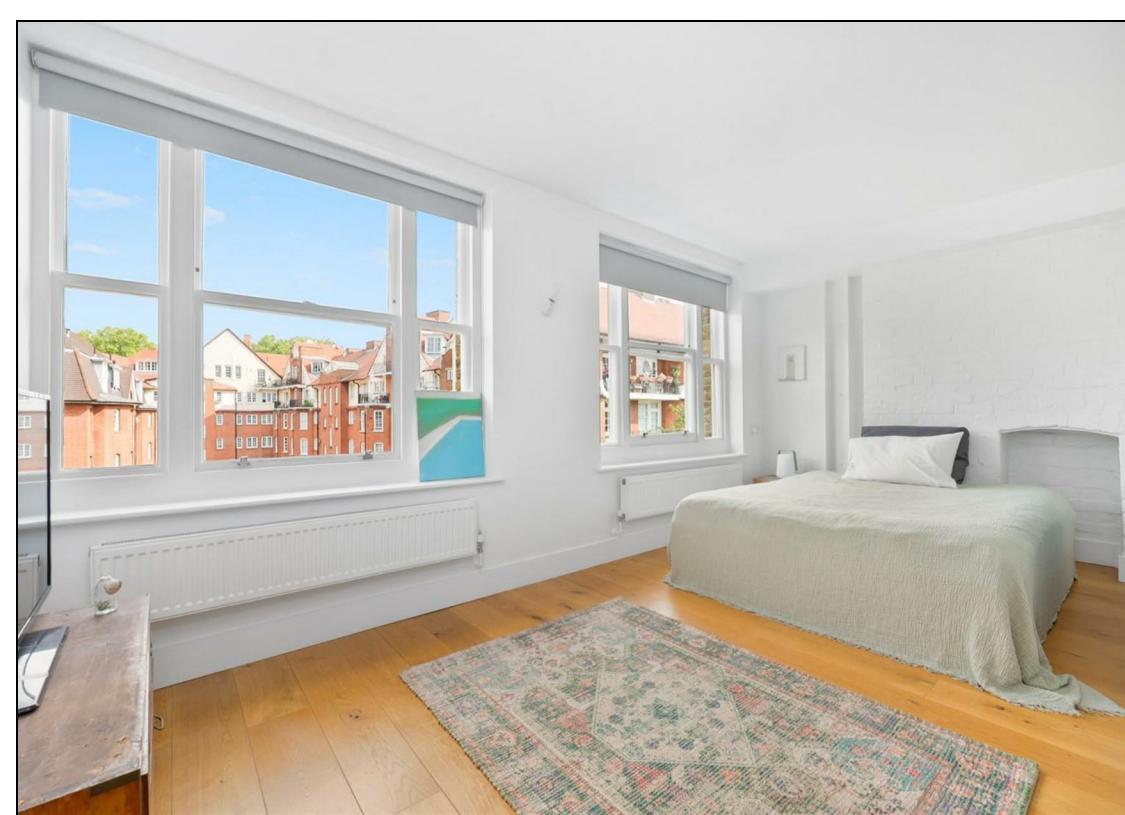
The expansive reception room is perfect for entertaining, dining, or relaxing, with warm wooden flooring and an open, airy feel. Both bedrooms are well-proportioned, with large windows that continue the apartment's light-filled theme.

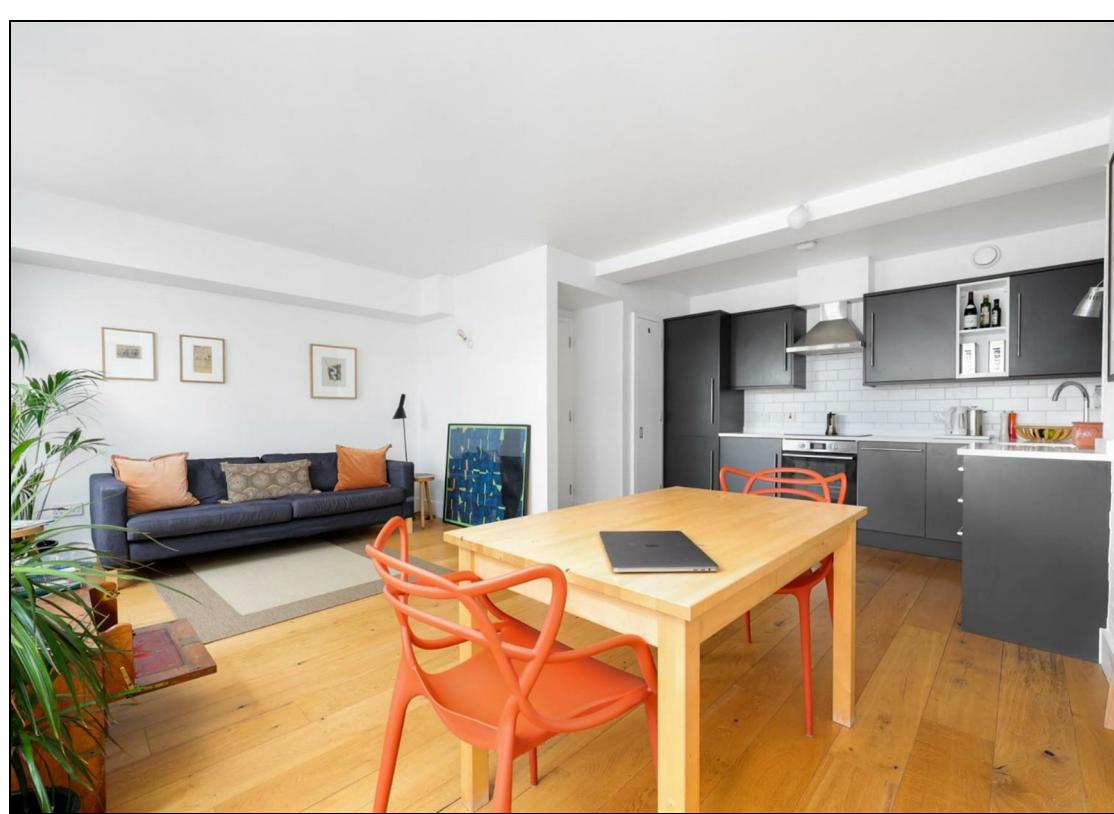
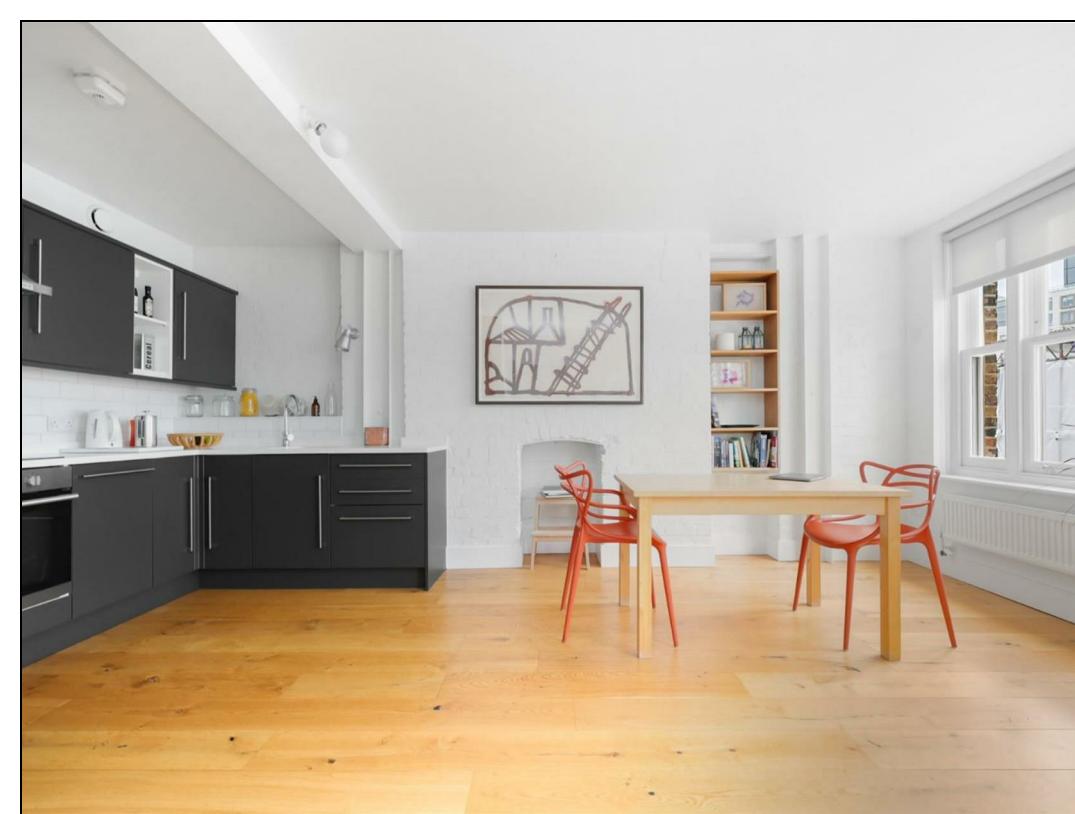
Perfectly located moments from Brick Lane, Shoreditch High Street, and Spitalfields Market, this home offers the best of East London living with excellent transport links nearby.

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









GROSS INTERNAL AREA (GIA)
The footprint of the property
72 sq m / 775 sq ft

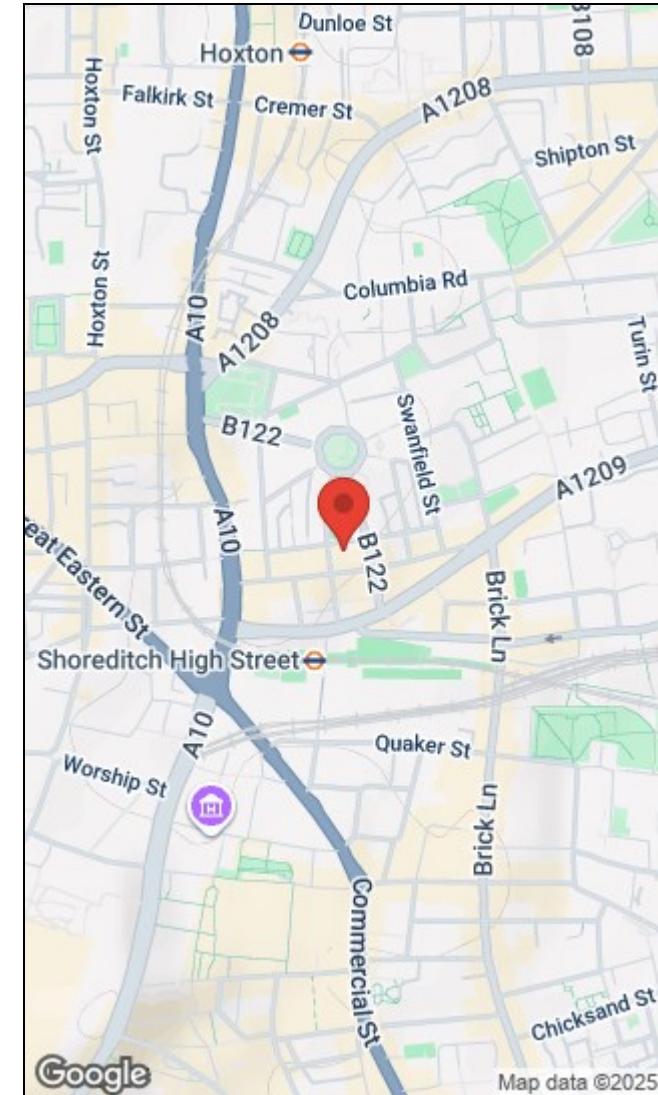
TOTAL STORAGE SPACE
Storage and wardrobe total area
2.4 sq m / 25 sq ft

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

RESTRICTED HEAD HEIGHT
Limited use area 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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	69
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