



37-44 Charlotte Road, London EC2A 3PG

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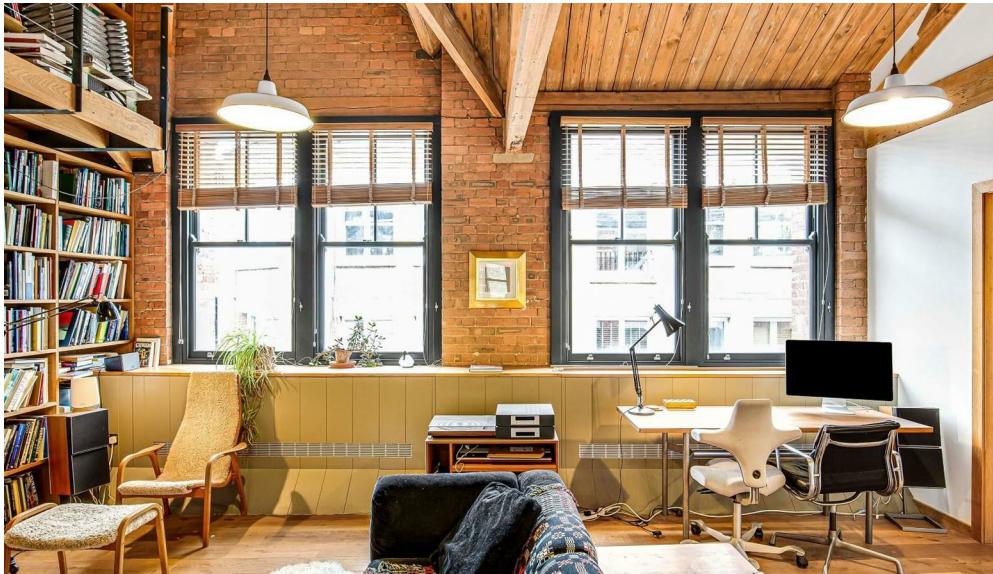
A truly remarkable living experience in the heart of vibrant Shoreditch. This extraordinary 2-bedroom, 2-bathroom loft-style apartment is a testament to modern urban living. Set within a converted warehouse, this unique property effortlessly blends historical charm with contemporary luxury. With its vaulted high ceilings, exposed wooden beams, and characterful exposed brickwork, this apartment exudes a timeless, industrial elegance. Add to this the large warehouse-style windows that flood the space with natural light, you have a property that is sure to captivate your senses.

Situated on Charlotte Road, EC2A, you'll be at the epicentre of vibrant Shoreditch. This trendy neighbourhood is known for its art, culture, and nightlife, with an abundance of restaurants, bars, and boutiques at your doorstep. The area also provides excellent transportation links, making it easy to explore the rest of London.





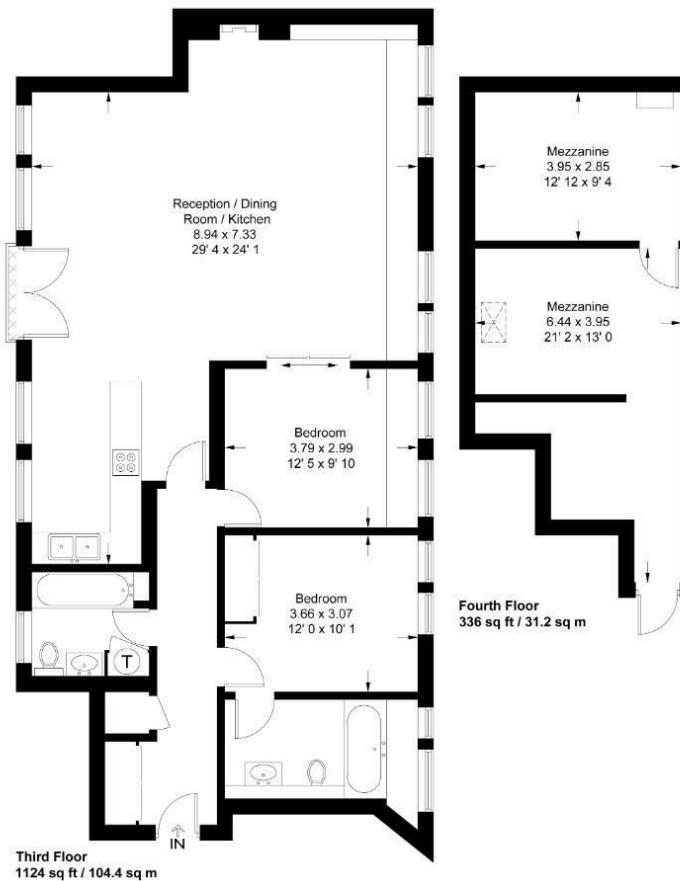




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.

Charlotte Road

Approximate Gross Internal Area = 1460 sq ft / 135.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Shoreditch -
020 7613 1798 <https://www.hunters.com>

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