



Basing Place, , London, E2 8AB

- 2 Bedrooms
- Converted Glass Factory
- Large Windows
- Lift Access
- Guide Price: £600,000 – £650,000
- First Floor
- 973 Year Lease
- Prime Location
- Service Charge Includes Water Charges & Buildings Insurance

£600,000

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DESCRIPTION

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Set within a beautifully converted former glass factory, this spacious 818 sq ft two-bedroom apartment occupies the first floor of Glassworks Studios, right in the heart of one of East London's most dynamic neighbourhoods.

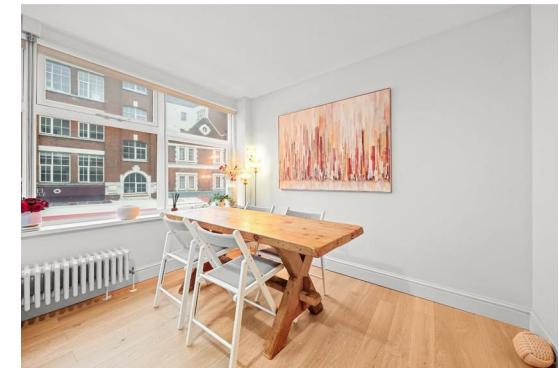
The property offers two generous double bedrooms, a separate fully fitted kitchen, and a luxury bathroom finished to a high standard. The apartment is flooded with natural light throughout the day, enhanced by its bright aspect and secondary glazing, creating a calm retreat from the buzz outside.

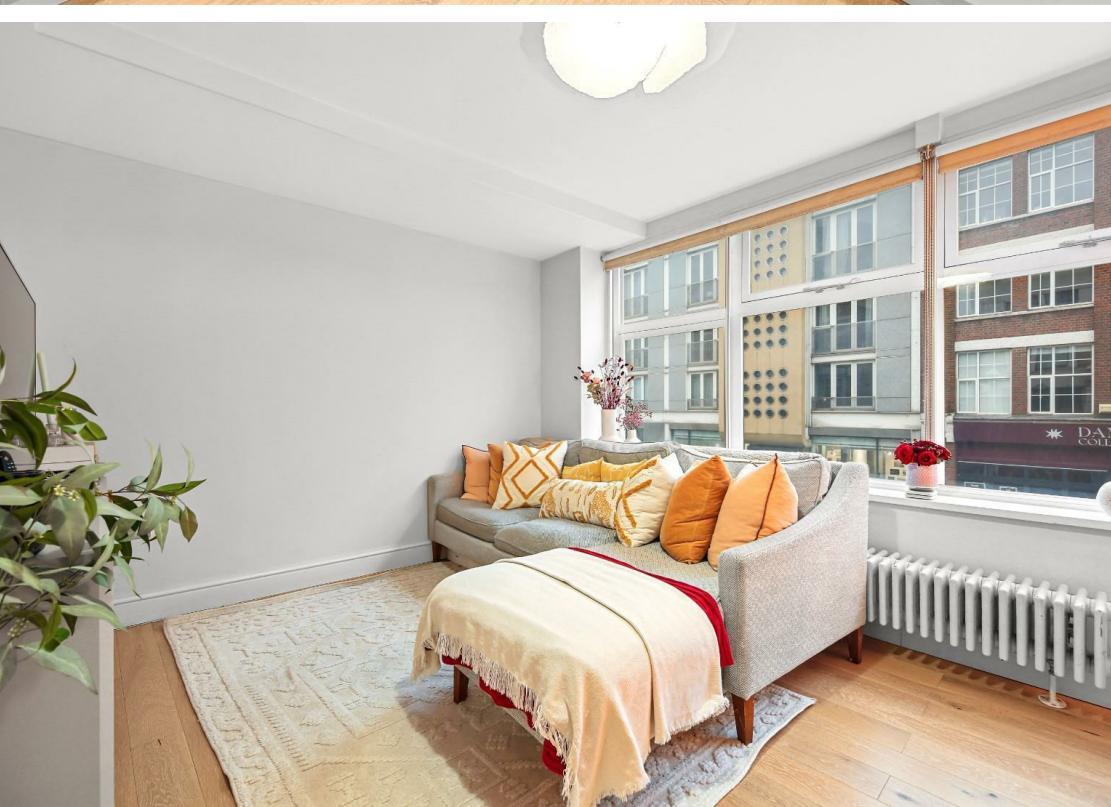
Recently fitted wooden flooring flows seamlessly throughout the entire property, adding warmth and a contemporary feel, while the well-proportioned layout provides excellent flexibility for modern living.

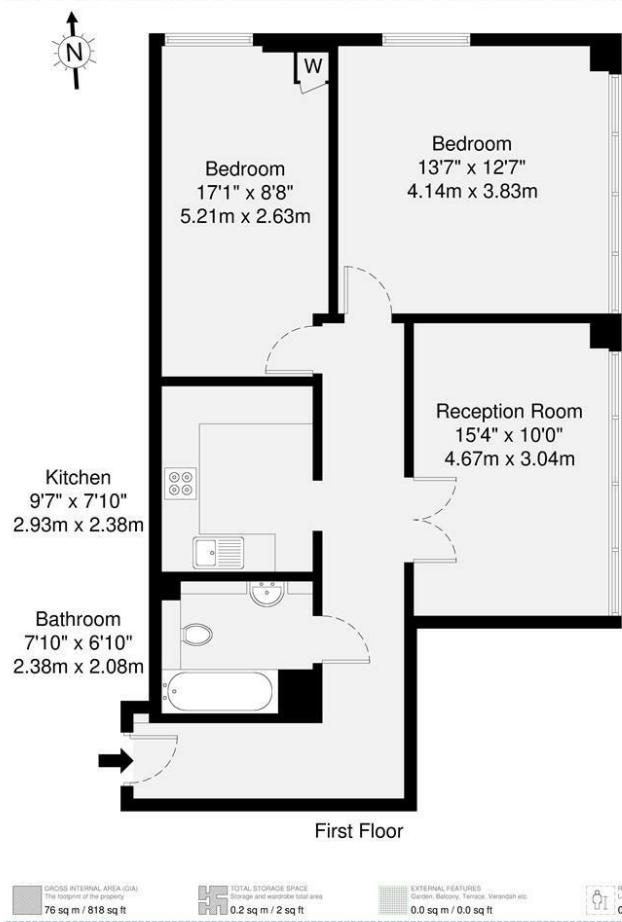
Further benefits include an exceptional 979-year lease, eligibility for resident parking permits, and an unbeatable location moments from Hoxton Square, the Shoreditch Triangle, and within easy reach of the City's financial district.

Excellent transport links with - Hoxton Overground just 0.2 miles away (approximately 4 minutes' walk), Old Street Underground Station 0.5 miles away (around 8 minutes' walk) and Liverpool Street Station within 0.8 miles (approximately 16 minutes walk)

*Service Charge Includes Water Charges & Buildings Insurance *







Viewings

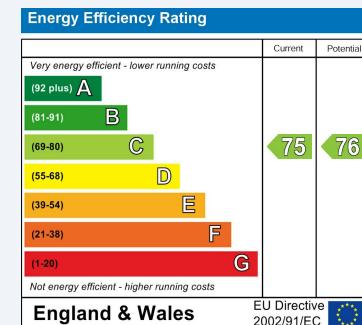
Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.