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# Basing Place, Shoreditch, E2

£600,000



Guide Price: £600,000 – £650,000

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.

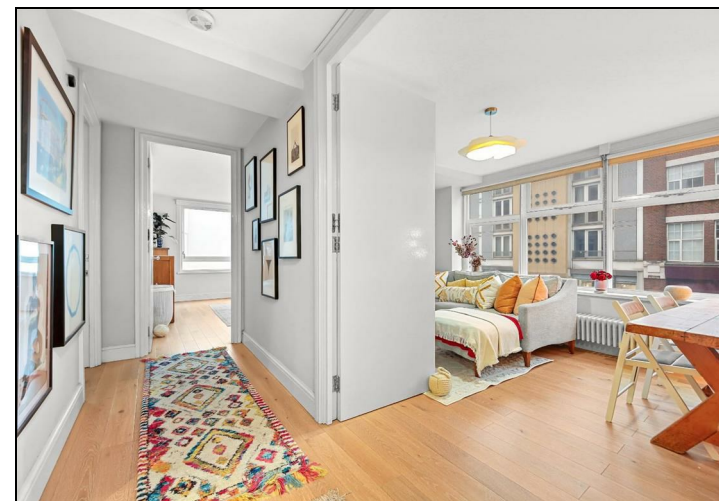
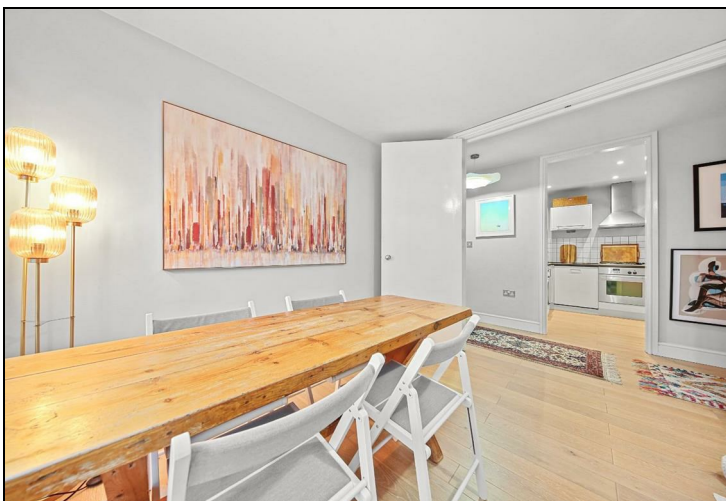
Further benefits include an exceptional 999-year lease, eligibility for resident parking permits, and an unbeatable location moments from Hoxton Square, the Shoreditch Triangle, and within easy reach of the City's financial district.

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)



## KEY FEATURES

- 2 Bedrooms
- First Floor
- Converted Glass Factory
- 973 Year Lease
- Large Windows
- Prime Location
- Lift Access
- Guide Price: £600,000 – £650,000

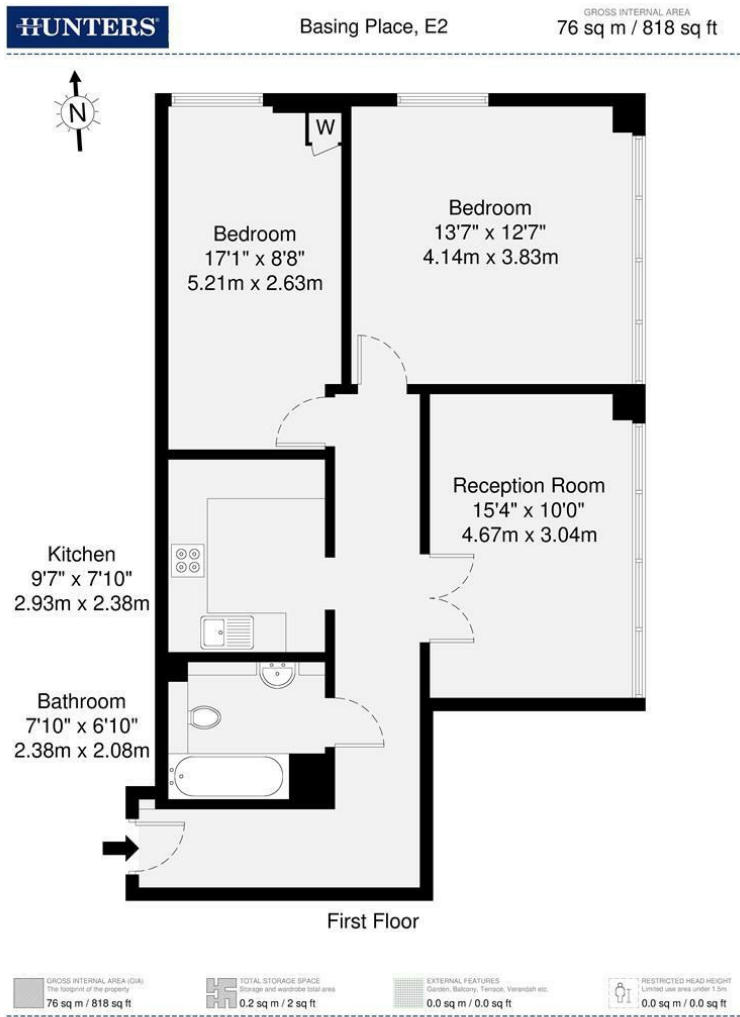






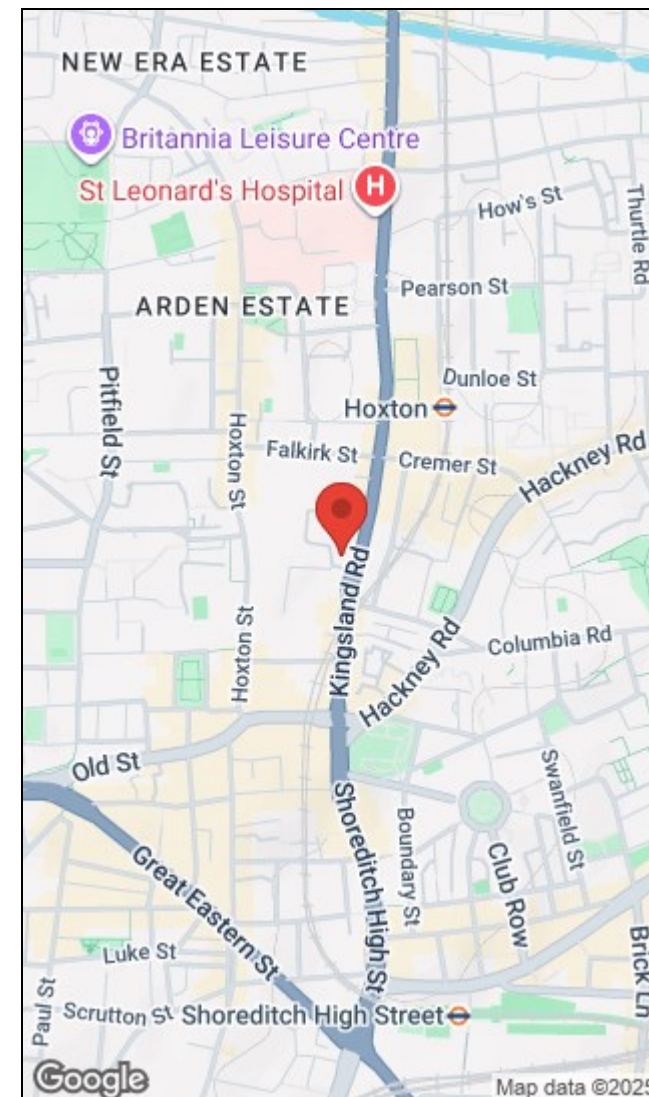






Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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