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# Old Nichol Street, Shoreditch, E2

£775,000



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.

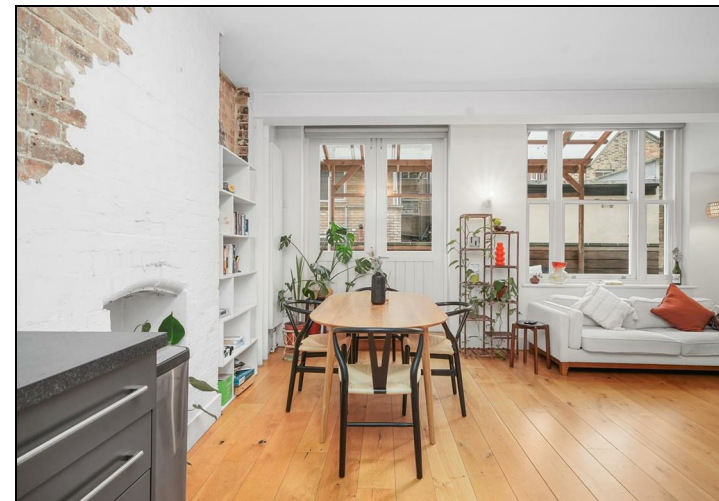
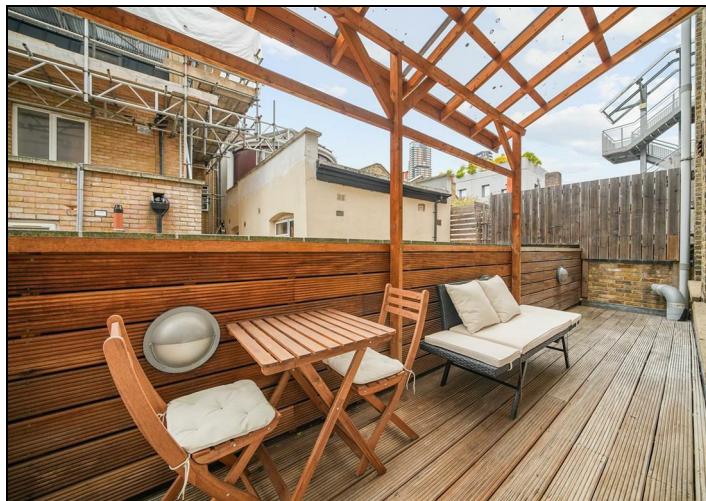
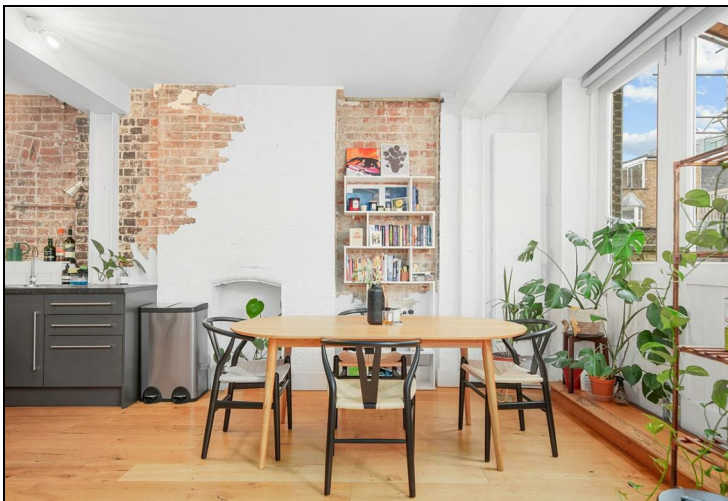
The expansive reception room is ideal for entertaining, dining, or unwinding, featuring warm wooden flooring and an open, airy feel. Both bedrooms are well-proportioned, with large windows that continue the apartment's light-filled theme.

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.

## KEY FEATURES

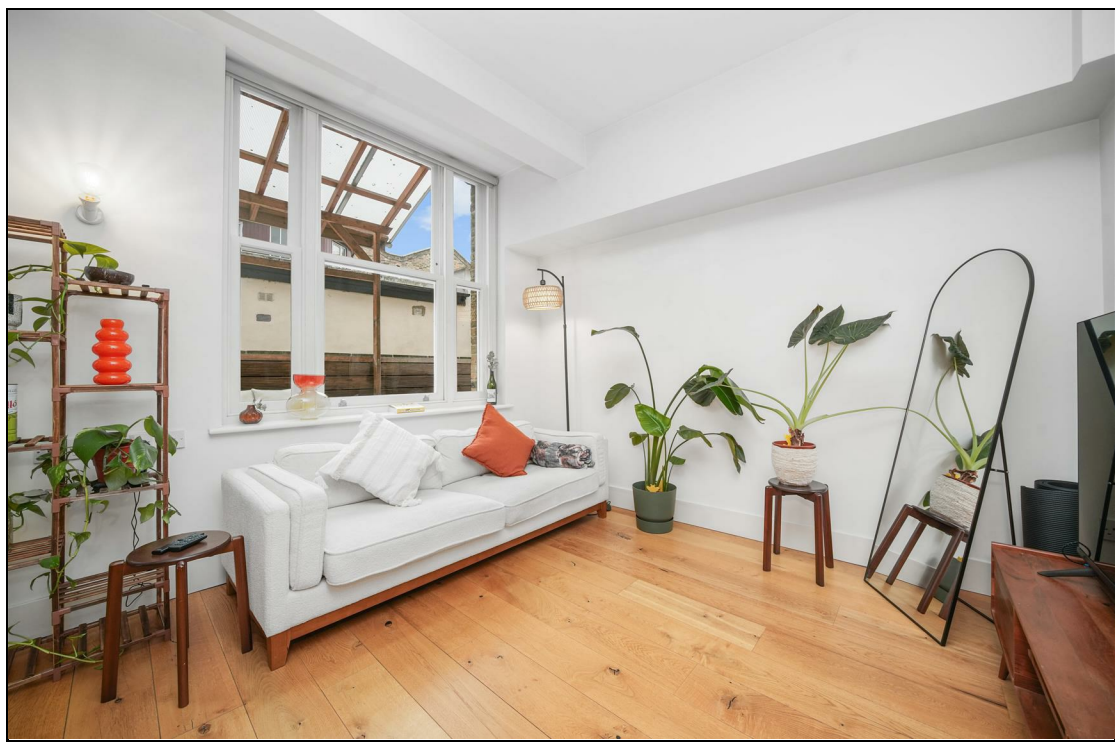
- Two spacious double bedrooms
- Large south-facing reception room
- Beautifully converted warehouse building
  - Large Private Terrace
- Exposed brickwork and high ceilings
- Huge windows & exceptional natural light
  - Prime Shoreditch location
  - New 999 Year Lease
  - No Ground Rent
- Service Charge = £1500 pa







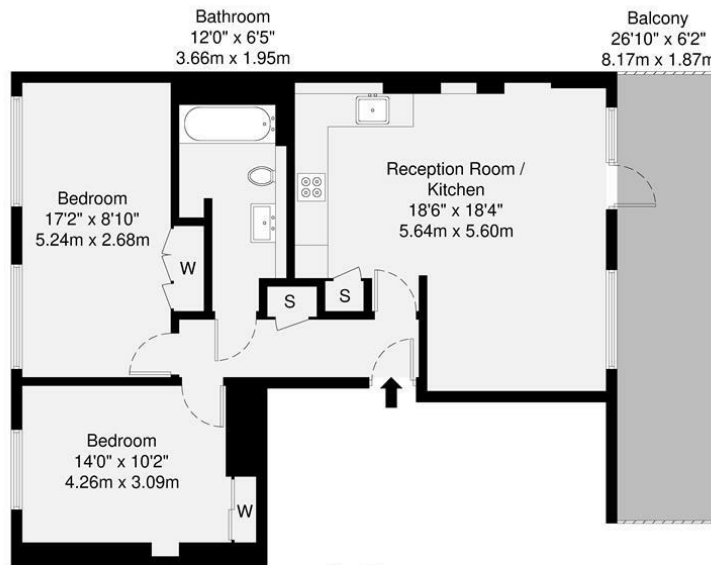




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Old Nichol Street, E2

GROSS INTERNAL AREA  
68.5 sq m / 737 sq ft



First Floor

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

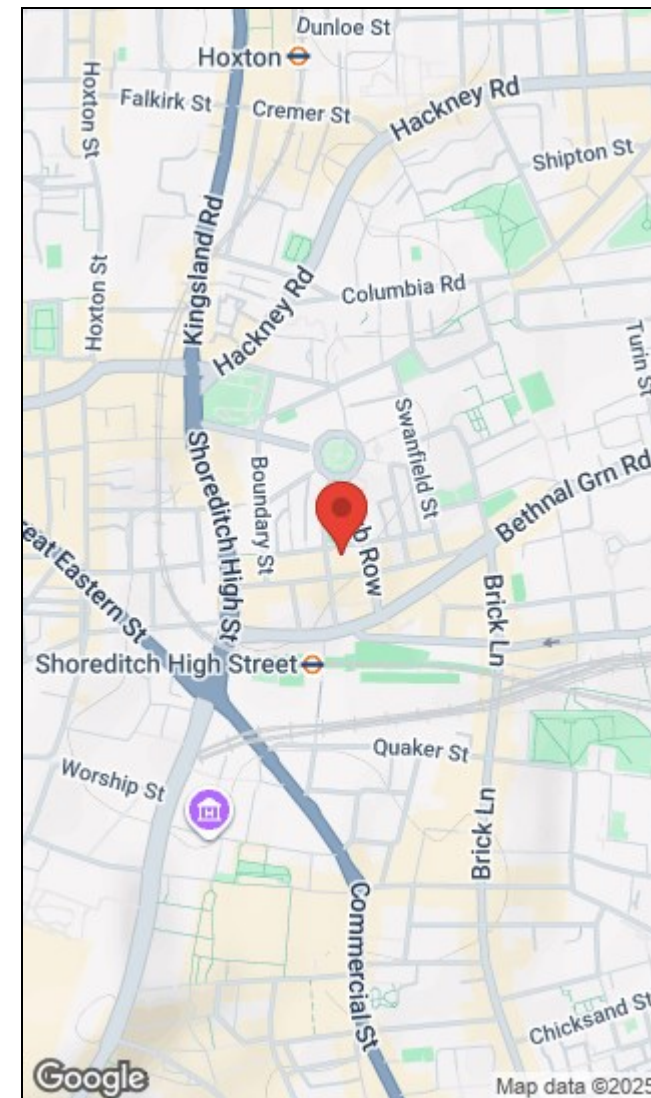
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.1 sq m / 22 sq ft

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



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		
	69	69			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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