



Curtain Road, , London, EC2A 3BS

- Duplex Apartment
- Two Bathrooms
- Shoreditch Triangle
- Two Bedrooms
- Separate Kitchen
- Modern Development

£700,000

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DESCRIPTION

Set across the first and second floors of a sought-after Shoreditch development, this stylish two-bedroom, two-bathroom duplex apartment offers approximately 1,022 sq ft of modern living space.

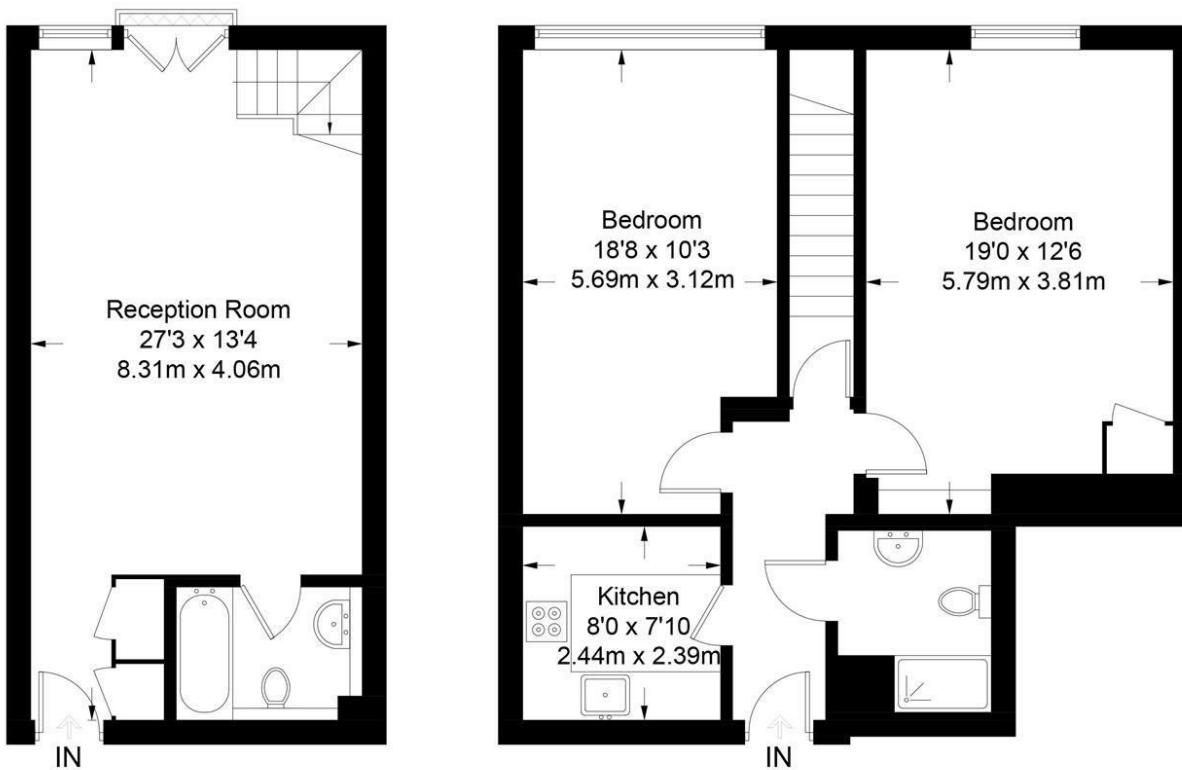
The property features two generously sized bedrooms, two bathrooms, a bright and airy living room with a Juliet balcony, and a separate fully fitted kitchen. Additional highlights include wooden flooring, large windows, and abundant natural light throughout. Conveniently, the apartment can be accessed from either floor.

Perfect for those seeking contemporary urban living in the heart of Shoreditch, the property is located on Curtain Road, within the vibrant Shoreditch Triangle. The area is renowned for its array of upscale restaurants, trendy bars, and boutique shops, and benefits from superb transport connections, with Liverpool Street, Old Street, and Shoreditch High Street stations all just a short walk away.



City Plaza

Approximate Gross Internal Area = 1022 sq ft / 95 sq m



First Floor
369 sq ft / 34.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	73
(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	

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.