



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Garden Walk, Shoreditch, EC2A

£600,000



Set on the third floor of a highly sought-after modern development in the very heart of Shoreditch, this larger-than-average one bedroom apartment spans approximately 750 sq ft, offering generous proportions rarely found in comparable properties.

The standout feature is the exceptionally bright and airy open-plan living space. The spacious lounge and contemporary kitchen are perfectly designed for both relaxing and entertaining, with large windows drawing in excellent natural light and direct access onto a private balcony — an ideal spot for morning coffee or evening wind-down drinks above the buzz of the city.

The double bedroom is impressively sized, providing ample space for storage and a calm retreat from the vibrant surroundings. A sleek, modern bathroom completes the internal accommodation, finished to a clean and contemporary standard.

Residents also benefit from access to a spectacular communal roof terrace, offering panoramic skyline views and a fantastic social space — a rare luxury in such a central Shoreditch location.

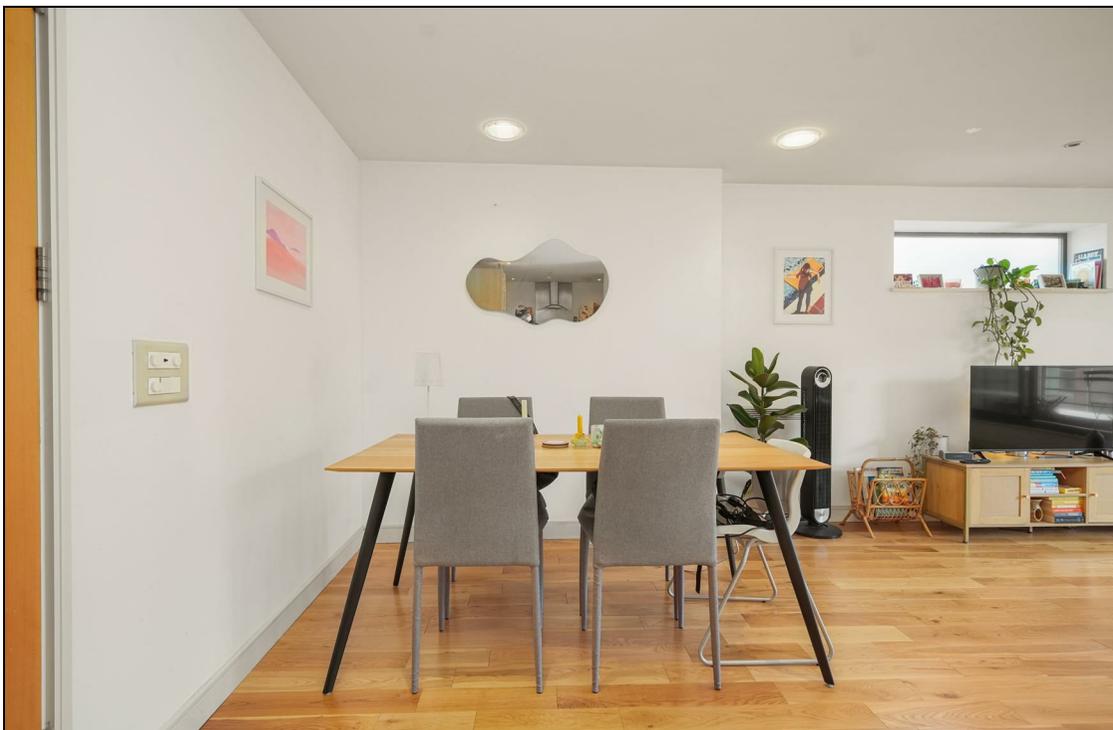
Perfectly positioned for connectivity, the property is within easy reach of Old Street Station (Northern Line and National Rail), Shoreditch High Street Overground, and Liverpool Street Station (Central, Circle, Hammersmith & City, Metropolitan and Elizabeth Line services), providing swift access across the City, Canary Wharf and beyond.

Surrounded by Shoreditch's renowned cafés, restaurants, galleries and creative hubs, this is an outstanding opportunity to secure a spacious and stylish home in one of East London's most fashionable neighbourhoods.

## KEY FEATURES

- One Bedroom
- Private Balcony
- Spacious Open Plan Lounge
- Excellent transport links
- Modern Bathroom
- 750 Sq Ft
- Communal Terrace









**HUNTERS** Garden Walk, EC2A

CAPTURE DATE: 06/12/2019 LASEL SCAN POINTS: 22,821,507

GROSS INTERNAL AREA: 69.7 Sqm / 750.3 Sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
69.7 Sqm / 750.3 Sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features, includes windows, restricted head.  
67.8 Sqm / 729.6 Sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
3.9 Sqm / 42.3 Sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.0 Sqm / 0.0 Sqft

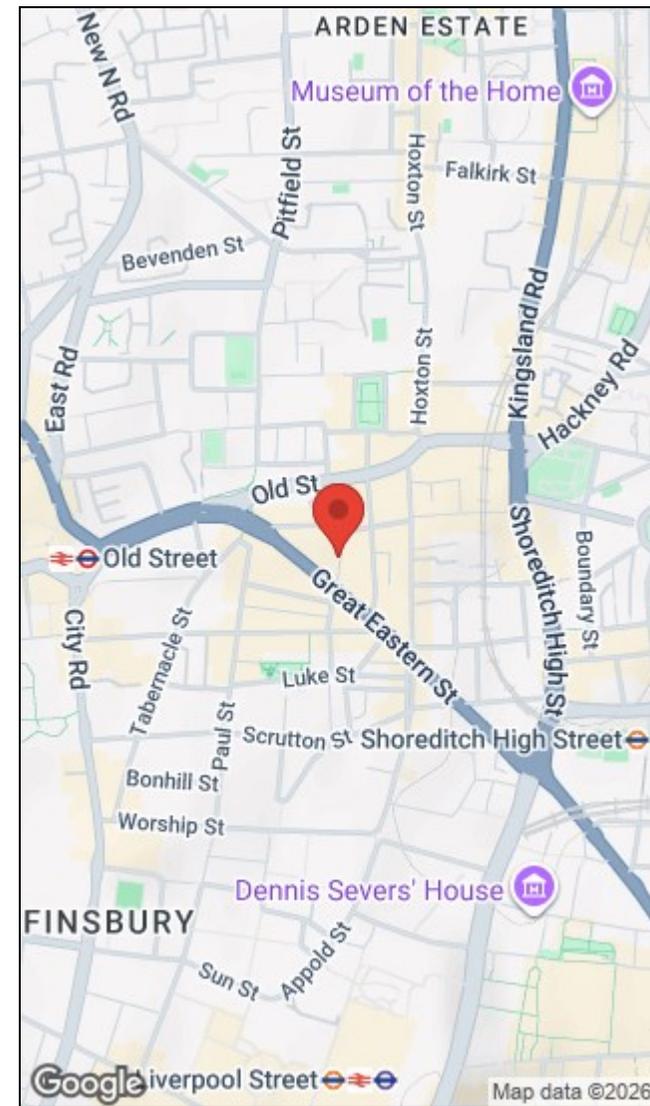
spec RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
74.6 Sqm / 797.1 Sqft

IPMS 3C RESIDENTIAL  
72.3 Sqm / 778.5 Sqft

SPEC ID:  
5de92ed2c1a2020a298b01d1



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>75</b>	<b>74</b>
EU Directive 2002/91/EC	

110 Curtain Road, London, EC2A 3AH | 020 7613 1798  
shoreditchsales@hunters.com | www.hunters.com



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