



Substantial loft space on Shoreditch High Street.

Shoreditch High Street, London, E1

£2,495,000 Leasehold (100 years remaining)



• **Two bedrooms • One bathroom • Reception room**

- Rare opportunity to buy in converted Iron works
- Over 2,300 square feet • Private lift into apartment
- High ceilings and plenty of natural light
- Versatile layout with potential to remodel • Offered chain free

About this property

A substantial loft space located on the first floor of a former Iron works in the heart of Shoreditch.

Offering well over 2,300 square feet of lateral space including the mezzanine level which sits partially above the main living area.

A private lift enters the reception room where the large curved window and lofty ceiling height give an immense sense of light and space. Under the mezzanine is a fitted kitchen and to the rear, there is large bedroom area, bathroom and a smaller second bedroom or study.

A versatile space that will appeal to those looking for both purely residential and live/work scenarios. Offered chain free.

Local information

Shoreditch High Street, packing in numerous fashion boutiques, coffee shops, bars, pubs and organic supermarkets.

Shoreditch is served by three stations, Shoreditch High Street, Old Street, and Liverpool Street. Hoxton is serviced by the East London line and Old Street to the south. The City has a number of stations depending on your location.

Tenure

Leasehold (100 years remaining)

Local Authority

Hackney Council

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.

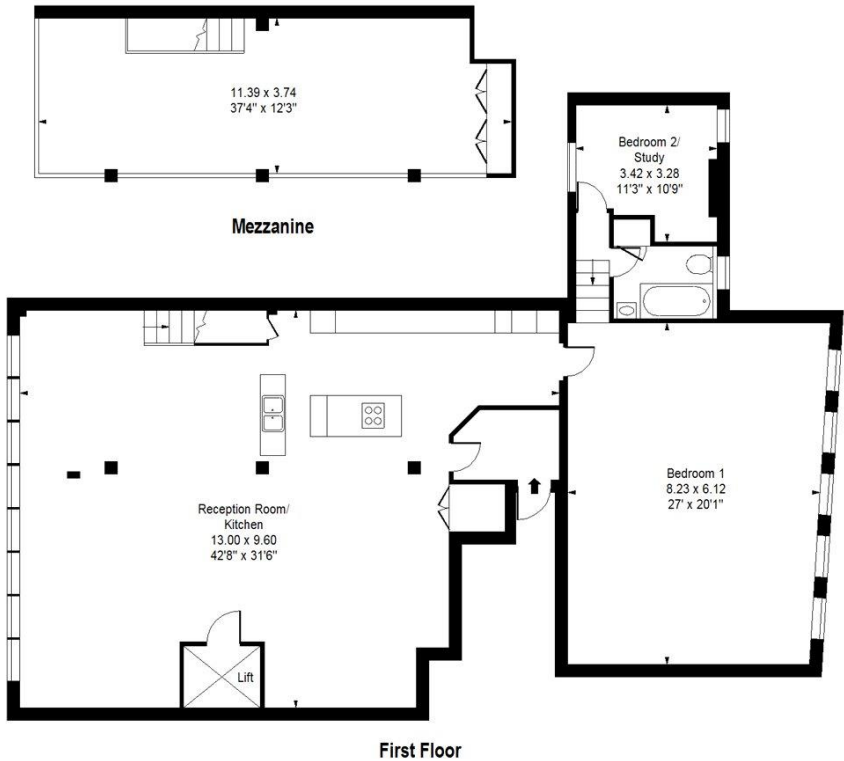




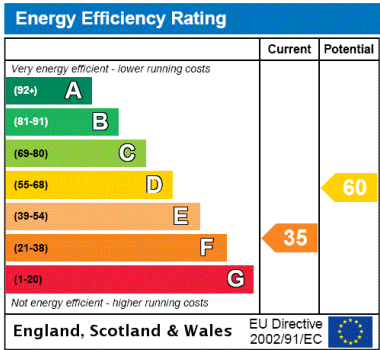
Shoreditch High Street, London, E1
Gross Internal Area 2382 sq ft, 221.3 m²

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Shoreditch High Street, E1
Approximate Gross Internal Area = 2382 sq ft / 221.29 sqm



Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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