



# A 3 double bedroom duplex penthouse, situated in the

**Atlantic House, 14 Waterson Street, Shoreditch, London, E2**

£795,000 Leasehold (106 years remaining)





• **Three bedrooms • Two bathrooms • Reception room**

- An open plan living room • Galley kitchen area
- Double bedroom with en suite and built-in wardrobes
- Second bedroom with built-in wardrobes • Family bathroom
- Master bedroom with separate walk in wardrobe/ study

**About this property**

The apartment has been finished to a high standard with a dual aspect and an exceptionally large open plan living/ kitchen area and double height vaulted ceilings, doors from the kitchen open on to the balcony area with city views. Continuing on the lower level there are 2 double bedrooms with built in wardrobes, one has an en-suite shower room and there is a separate bathroom from the entrance hall.

Upstairs is the newly refurbished large principal bedroom with dual aspect windows on each side with views over looking Shoreditch Church and the city, leading to a beautiful dressing area which would also lend itself ideally as a study.

**Local information**

The property entrance is located on Waterson Street, a quiet road connecting Kingsland Road to Hackney Road.

Atlantic House also benefits from having use of Perseverance Works which is a gated development set in the heart of Shoreditch that's protected by 24 hour security and CCTV. The development was recently given a local heritage listing and is home to a collection of creative businesses, as well as having a limited number of residential dwellings on-site. An incredibly picturesque setting located within the Kingsland Conservation Area, converted warehouses and workshops surround a pretty, cobbled courtyard that has an on-site coffee stall throughout the year.

Located around 5 minutes walking distance from Shoreditch High Street and Hoxton stations, Old Street and Liverpool Street stations are also within easy reach. A vast selection of shops, bars and restaurants are on the doorstep and Columbia Road, Brick Lane, Spitalfields and the City are all within walking distance.

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**Tenure**

Leasehold(106 years remaining)

**Local Authority**

Hackney Council

**Energy Performance**

EPC Rating = C

**Viewing**

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

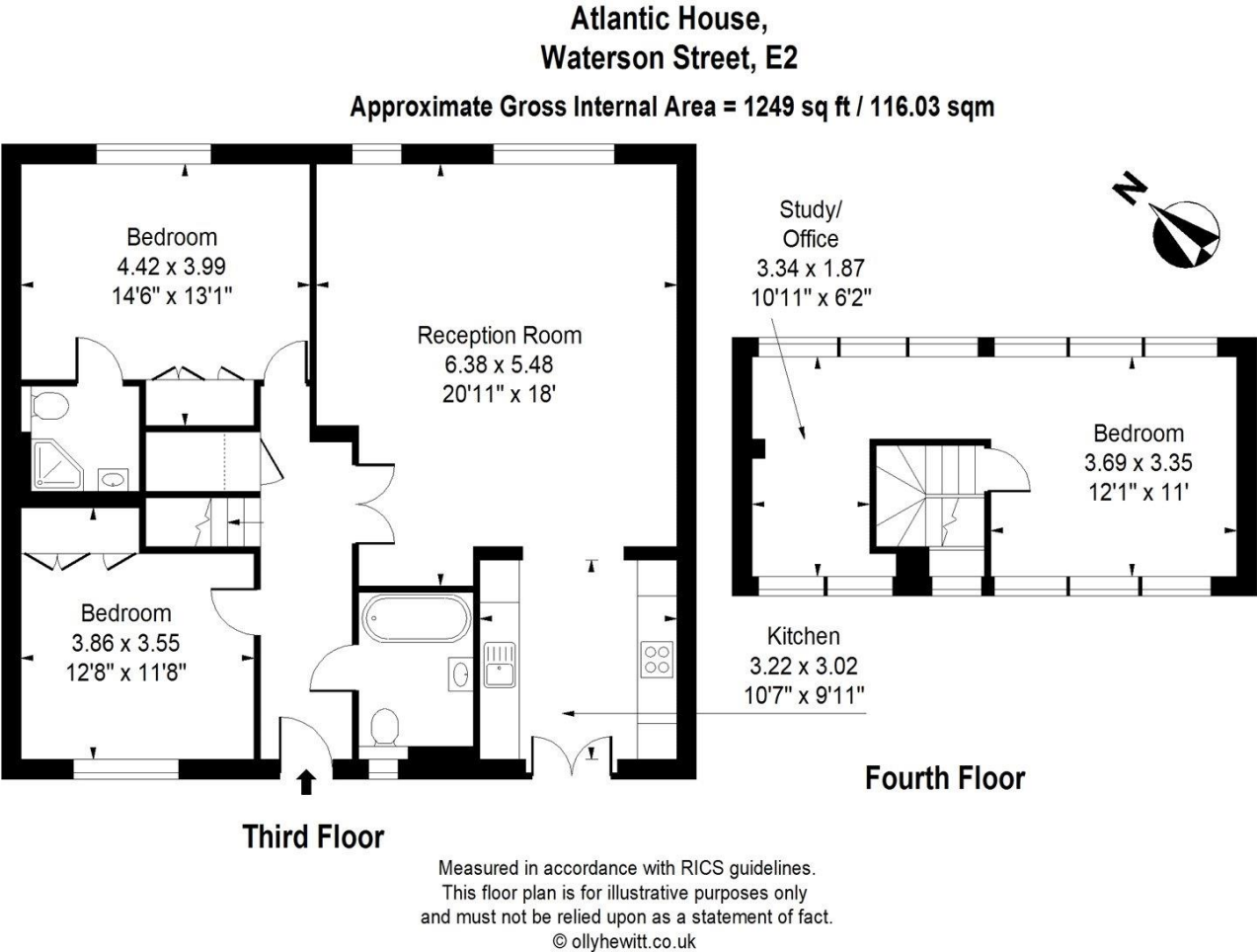








Atlantic House, 14 Waterson Street, Shoreditch, London, E2  
Gross Internal Area 1249 sq ft, 116 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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