



## Industrial style warehouse conversion in Shoreditch Triangle.

**New Inn Broadway, London, EC2A**

£875,000 Leasehold (109 years remaining)





## Two bedroom • Two bathroom • Reception room

Industrial style warehouse apartment • Secure gated development • Two balconies • Facing communal courtyard • Exposed concrete ceilings • Two bedrooms, two bathrooms

### Local Information

New Inn Broadway is a small side tuning in the centre of the Shoreditch triangle, tucked behind Curtain road.

The local area is full of landmark restaurants such as Gloria, Nobu Cafe, Merchant's tavern and the tramshed.

Transport links are in abundance with Old Street, Liverpool Street, Mortgate and Shoreditch high street stations all in close proximity.

### About this property

A stunning industrial style warehouse apartment located in the heart of Shoreditch triangle.

The flat sits within the 'Seven new inn Broadway' development. A series of luxury apartments in surprisingly tranquil setting around a communal courtyard.

Positioned on the first floor of the block, the internal floor area is approximately 1,023 square feet with two bathrooms, two double bedrooms and a fantastic living and kitchen space which is over 8 metres by 6 metres. There is a balcony off the lounge and the principal bedroom.

### Tenure

Leasehold(109 years remaining)

### Local Authority

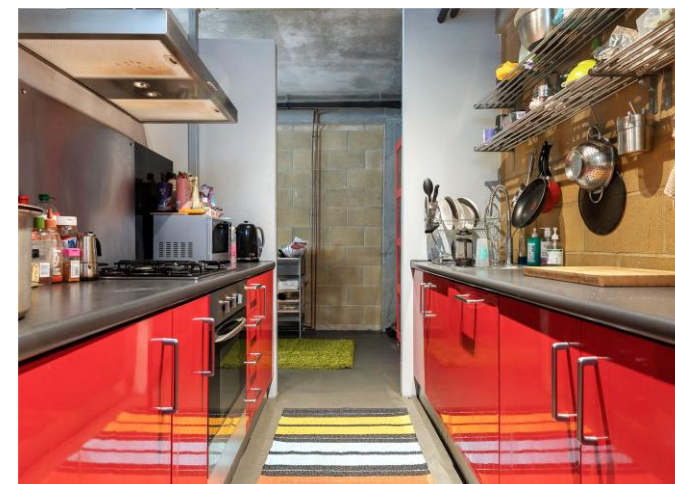
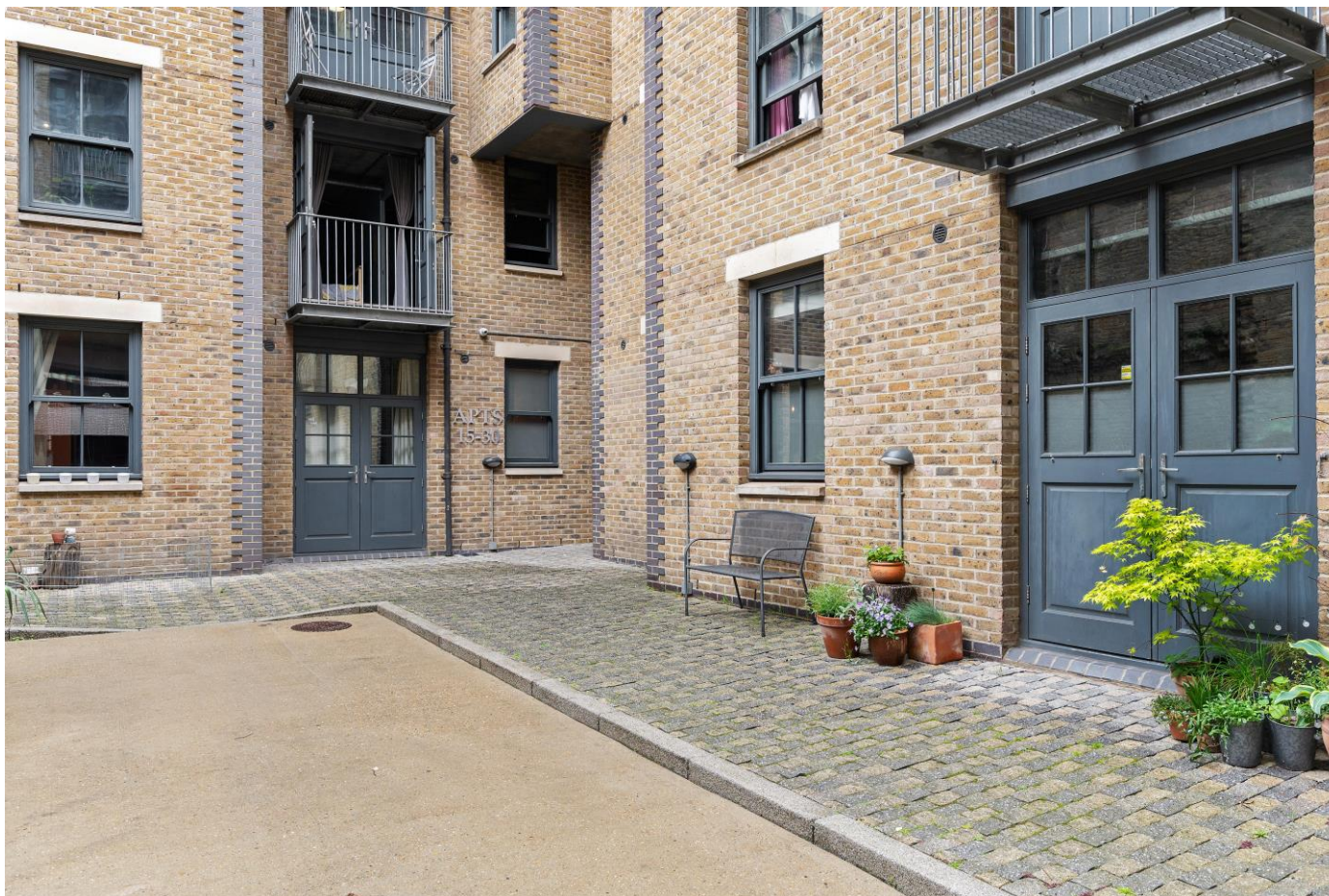
Hackney

### Energy Performance

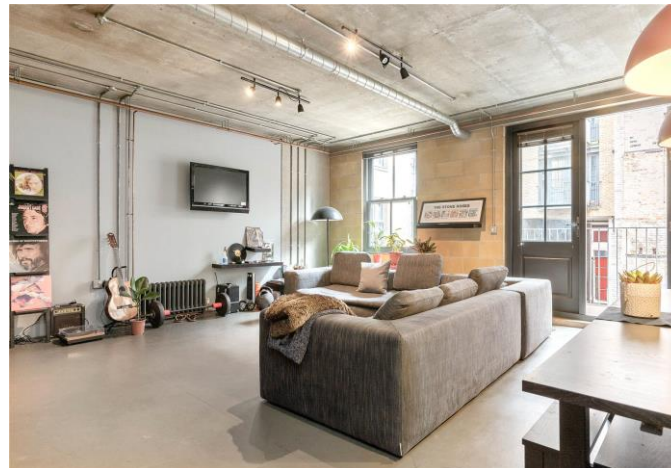
EPC Rating = B

### Viewing

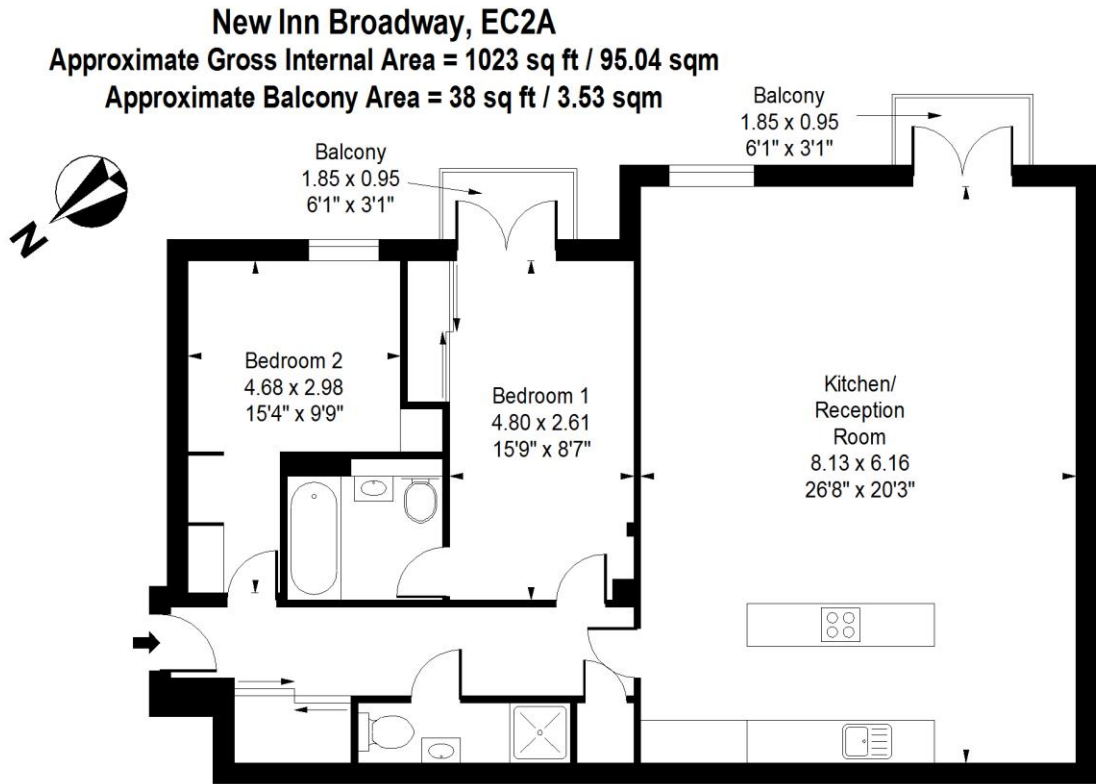
All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.  
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**First Floor**  
Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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