



Stunning one bedroom maisonette off Redchurch Street.

Chance Street, London, E2

O.I.E.O £700,000 Leasehold (984 years remaining)



• **One bedroom • One bathroom • Reception room**

- Excellent quality of finish • Private entrance with two sets of doors
- Full of bespoke finishes • Two outdoor spaces
- Located off Redchurch Street

About this property

This is a stunning one bedroom maisonette with a superb quality of finish.

Through the apartment are wonderful examples of bespoke modern design; beautifully crafted wooden staircase, herringbone flooring, micro-cement plaster on walls and ceiling, integrated wall lights and recessed LED strip lighting.

The building is accessed via a private entrance from Chance Street leading up to the first floor where there is a patio, double bedroom and a gleaming shower room. The area under the staircase accommodates space for a small study.

On the second floor there is a bright, spacious, open plan lounge and kitchen with dual aspect offering plenty of natural light. A clever motorised ladder allows for access to the roof (please note, this roof space is not demised formally as a roof terrace).

Local information

Chance Street is next to Arnold Circus and Redchurch Street - home to some of the area's most prestigious retailers and restaurants including the Albion Hotel, Cicconis and Aesop.

Located approximately 210 yards from Shoreditch High Street Station and approximately 0.5 miles from both Liverpool Street and Old Street Stations.

Tenure

Leasehold (984 years remaining)

Local Authority

Tower Hamlets

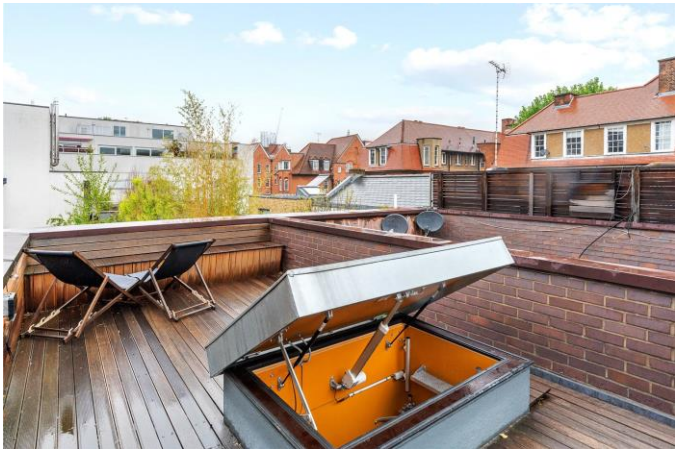
Energy Performance

EPC Rating = D

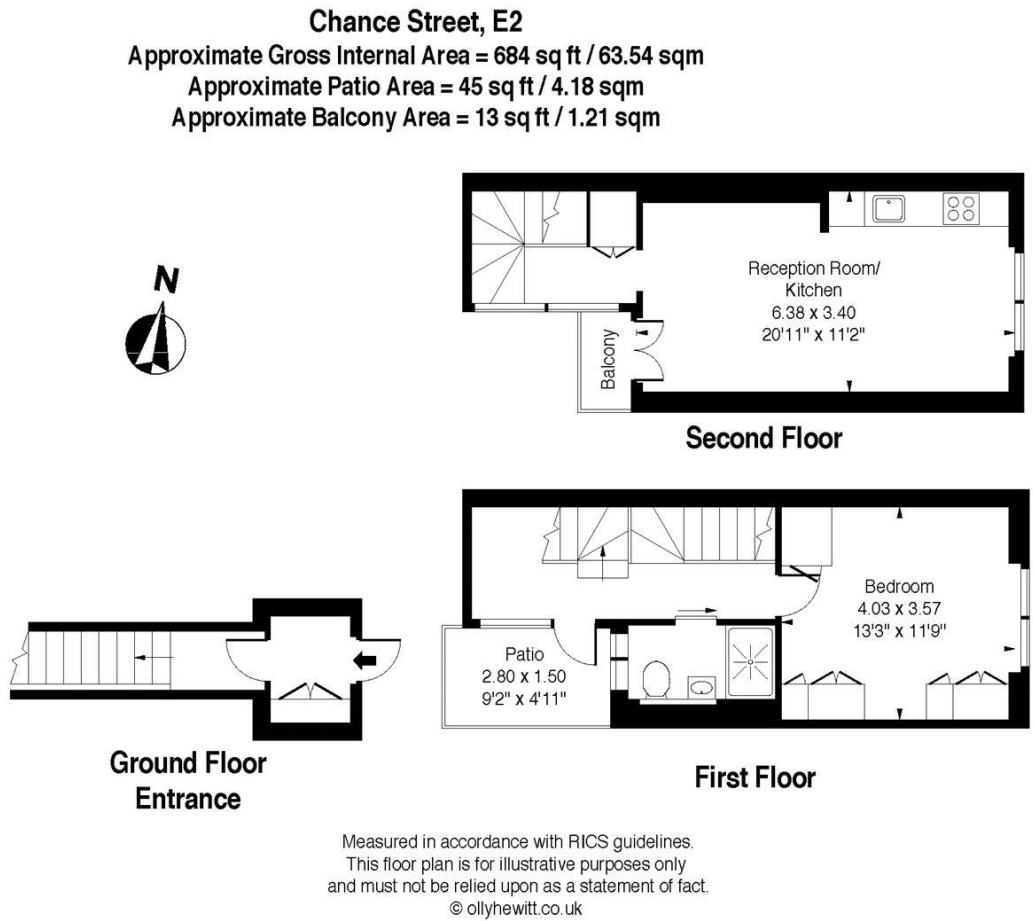
Viewing


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





Chance Street, London, E2
Gross Internal Area 684 sq ft, 63.5 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(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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