



STIRLING  
ACKROYD

**FOR SALE**

**35 Charles Square,  
London, N1 6HT**

**839 sq ft**

**Rarely available freehold  
building in Hoxton**

[stirlingackroyd.com](http://stirlingackroyd.com)



## Description

A rarely available opportunity to purchase a self-contained three storey freehold building in the heart of Shoreditch comprising an art deco style.

Each floor provides open plan workspace with the benefit of underfloor heating, attractive spiral staircase and natural light throughout.

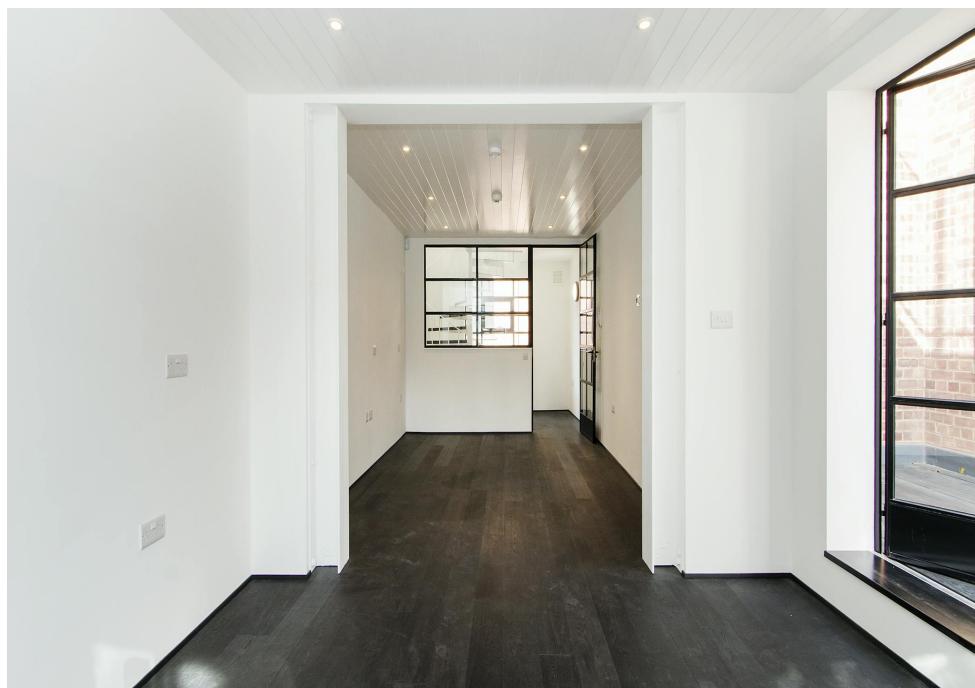
The added benefit of a terrace to the top floor providing additional amenity space along with a kitchen, WCs and shower.



## Location

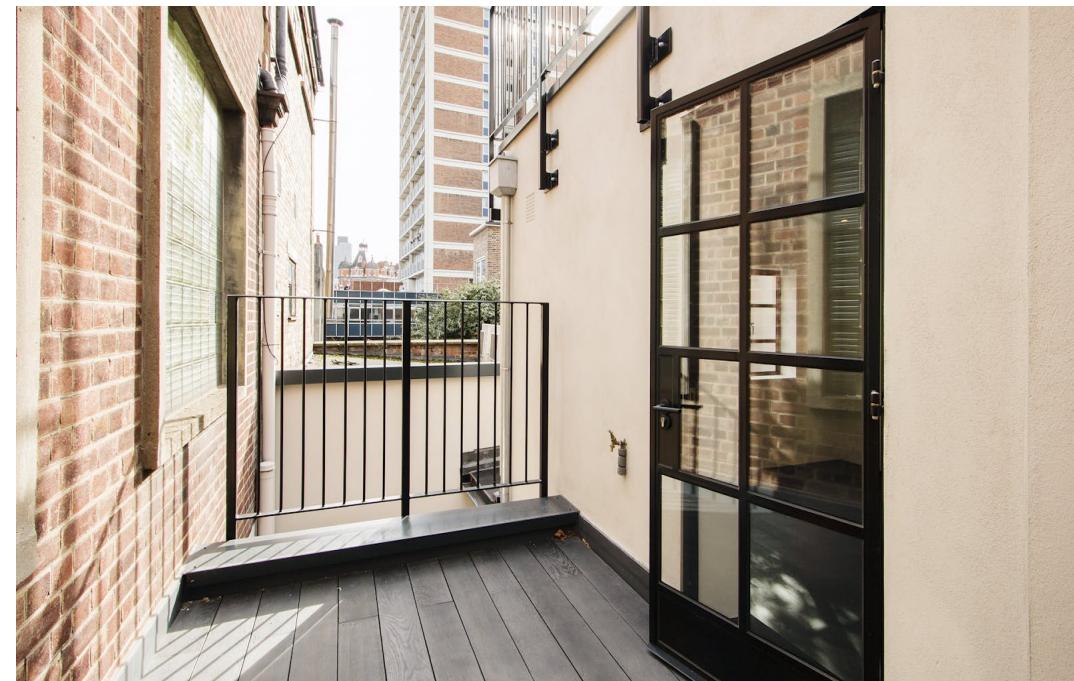
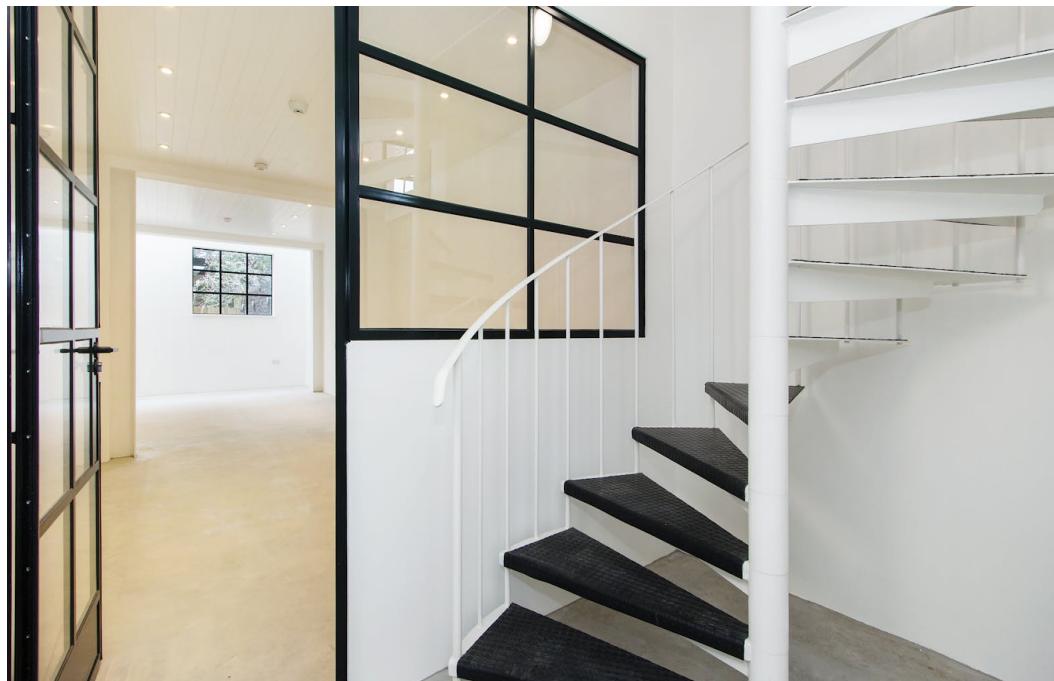
Situated on the north side of Charles Square, very close to the junction with Pitfield Street and surrounded by the hotels, restaurants and bars that Shoreditch is so well known for including the new Park Plaza Art'otel which is due to open in 2024.

The property is very well-positioned being a short walk from Old Street Station, Hoxton Square and the Shoreditch Triangle.



## Key points

- Total internal space - 839 square foot
- Self contained freehold building
- Built in Art Deco style
- Private roof terrace
- Excellent natural light
- Timber flooring and underfloor heating
- Perfect for owner occupiers or investors
- Minutes from Old Street Station



## Accommodation

Name	sq ft	sq m	Availability
Ground	428	39.76	Available
1st	253	23.50	Available
2nd	158	14.68	Available

## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

## Rents, Rates & Charges

Price	£700,000
Rates	£13,515 per annum
Service Charge	On application
VAT	On application
EPC	D (95)

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