



**BUTLER & STAG**

Glassworks Studios  
Basing Place | Shoreditch  
London | E2

*Just off Kingsland Road, in the heart of Shoreditch, is this stunningly designed apartment arranged on the first floor of this popular secure modern development.*

*First Floor / Two Double Bedrooms / Immaculate Condition / Chain Free / Close To Tube / Wealth of Natural Light*

*Asking price of £599,995 / Leasehold*

Just off Kingsland Road, in the heart of Shoreditch, is this stunningly designed apartment arranged on the first floor of this popular secure modern development.



Larger than most two bedroom spaces - circa 830sqft, the apartment would suit someone looking for a home that is comfortable to live and work from, if so desired. Immaculately presented, the apartment is both minimal and stylish - solid wood floors, sleek kitchen units and a contemporary bathroom. There is a large double aspect reception and two decent sized double bedrooms, perfect to attract professional sharers for rental purposes.



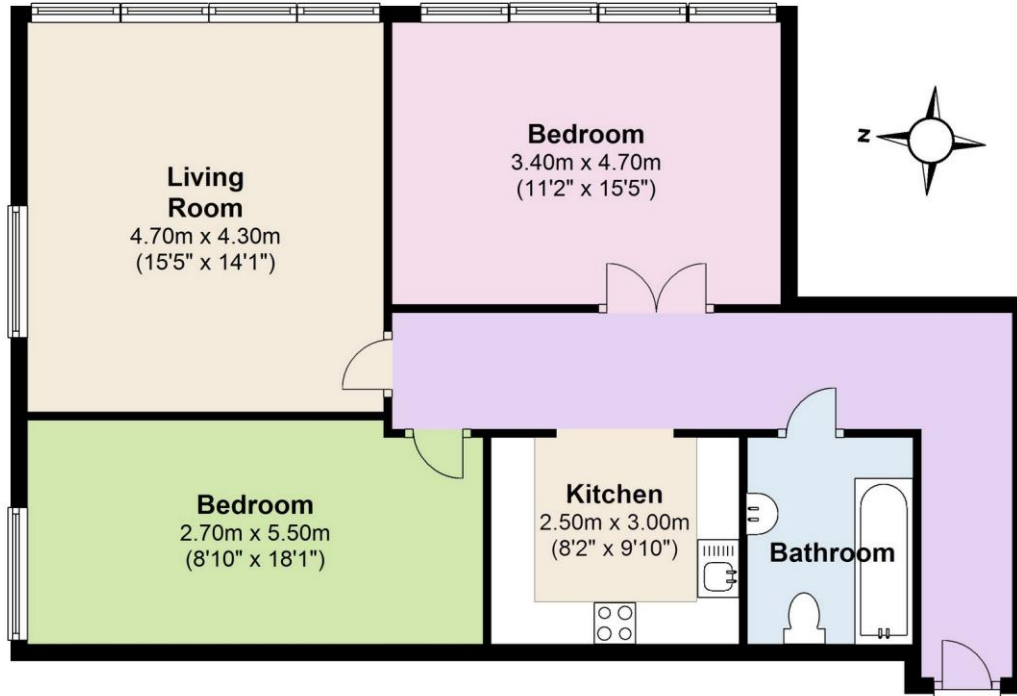
Shoreditch is home to some of London's most popular venues - Tramshed, The Boundary, Shoreditch House and the newly opened Ace hotel, to name just a few. The closest station is Hoxton (East London Line) with Liverpool Street (Hammersmith & City, Circle, District and Central lines, British Rail) and Old Street (Northern Line and British Rail) both close by. Offered chain free.





## First Floor

Approx. 77.2 sq. metres (830.7 sq. feet)

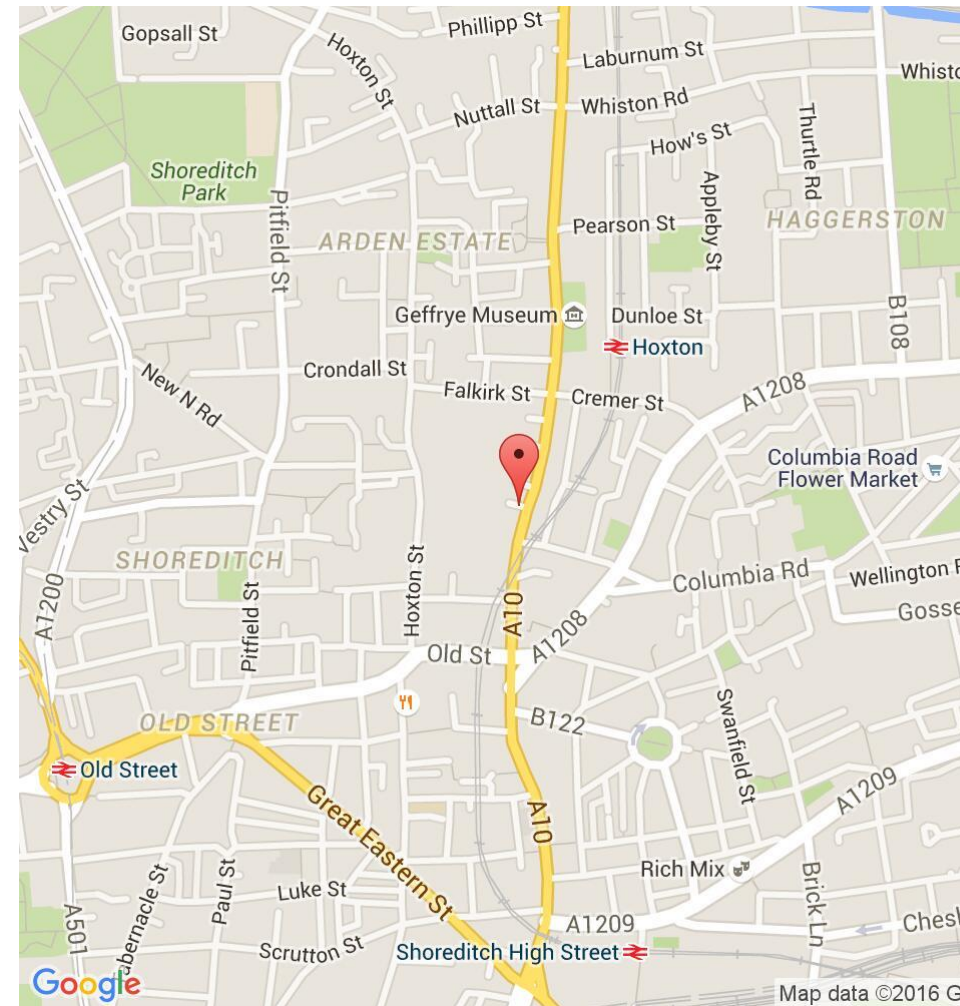


Total area: approx. 77.2 sq. metres (830.7 sq. feet)  
For illustration purposes only - not to scale

## Butler & Stag

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C	77	70
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		75	76	England & Wales		77	70
EU Directive 2002/91/EC				EU Directive 2002/91/EC			