



BUTLER & STAG

Great Eastern Street | Shoreditch
London | EC2A

Fabulous two bedroom apartment situated in the heart of Shoreditch, surrounded by numerous landmark buildings and developments.

Stripped Wooden Floorboards / Exposed Brickwork / Central Location / Own Private Entrance / In excess of 800 Square Foot / Split Level Conversion

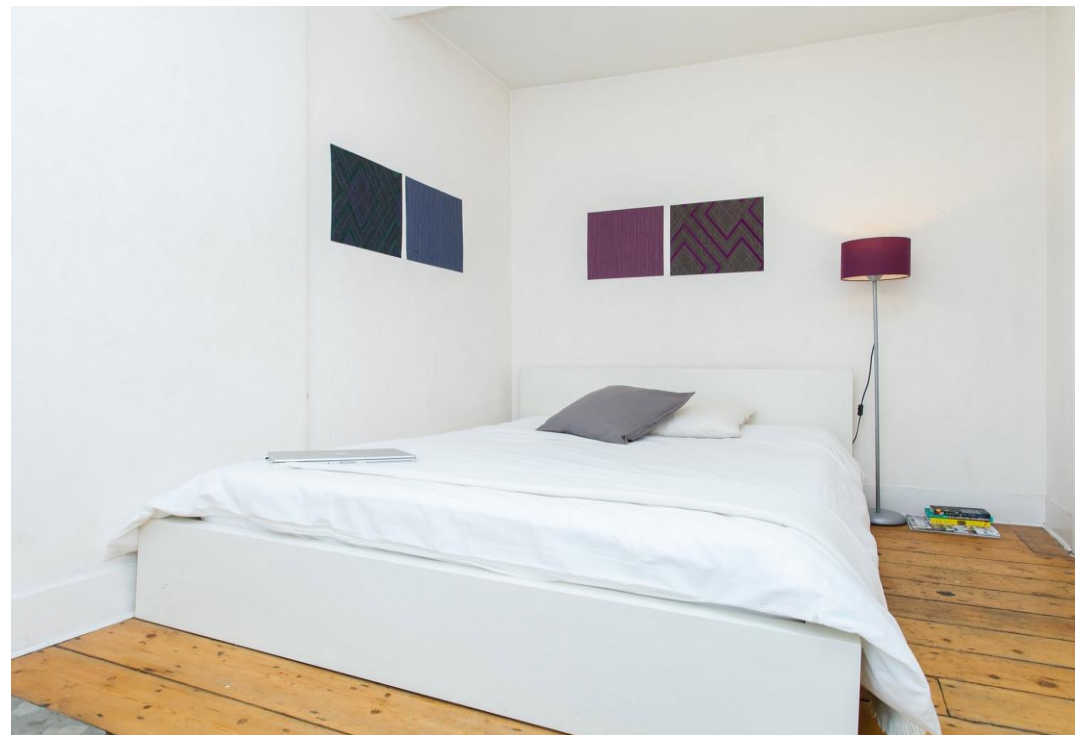
Asking price of £600,000 / Leasehold

Fabulous two bedroom apartment situated in the heart of Shoreditch, surrounded by numerous landmark buildings and developments.

Accessed via your own front door from ground level, stairs lead to the first floor which comprises a large open-plan kitchen and living room with stripped wooden floors and exposed brickwork. There is also a shower room on this floor and an open staircase leading to the second floor (top) which boasts two double bedrooms, both with stripped floorboards also.

Great Eastern Street is a great spot with numerous transport links if you can't walk to work from this central location. There are some delightful galleries, posh restaurants, cool bars, yard markets, boutique hotels and the more established markets of Columbia Road and Spitalfields, which has seen enormous transformation over the years. Excellent opportunity to live in this extremely sought after location.



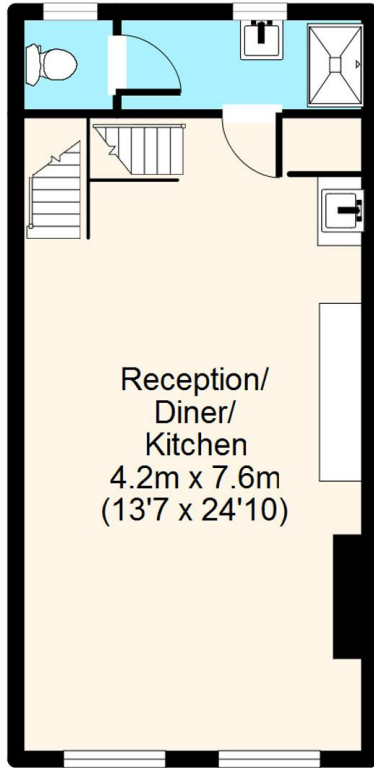
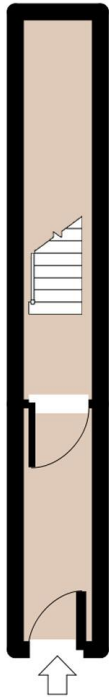




First Floor

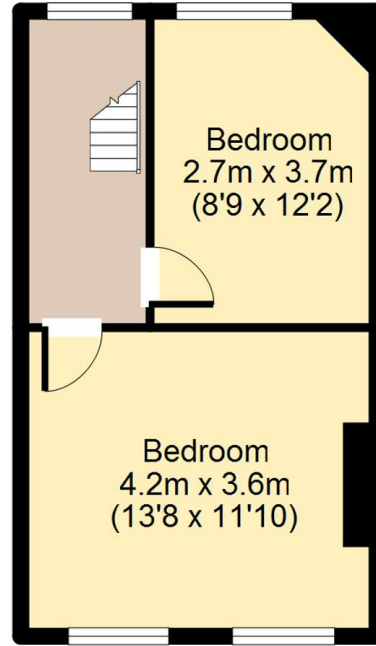
Approx. 37 sq. meters
(393 sq. feet)

Ground Floor



First Floor

Approx. 31 sq. meters
(331 sq. feet)

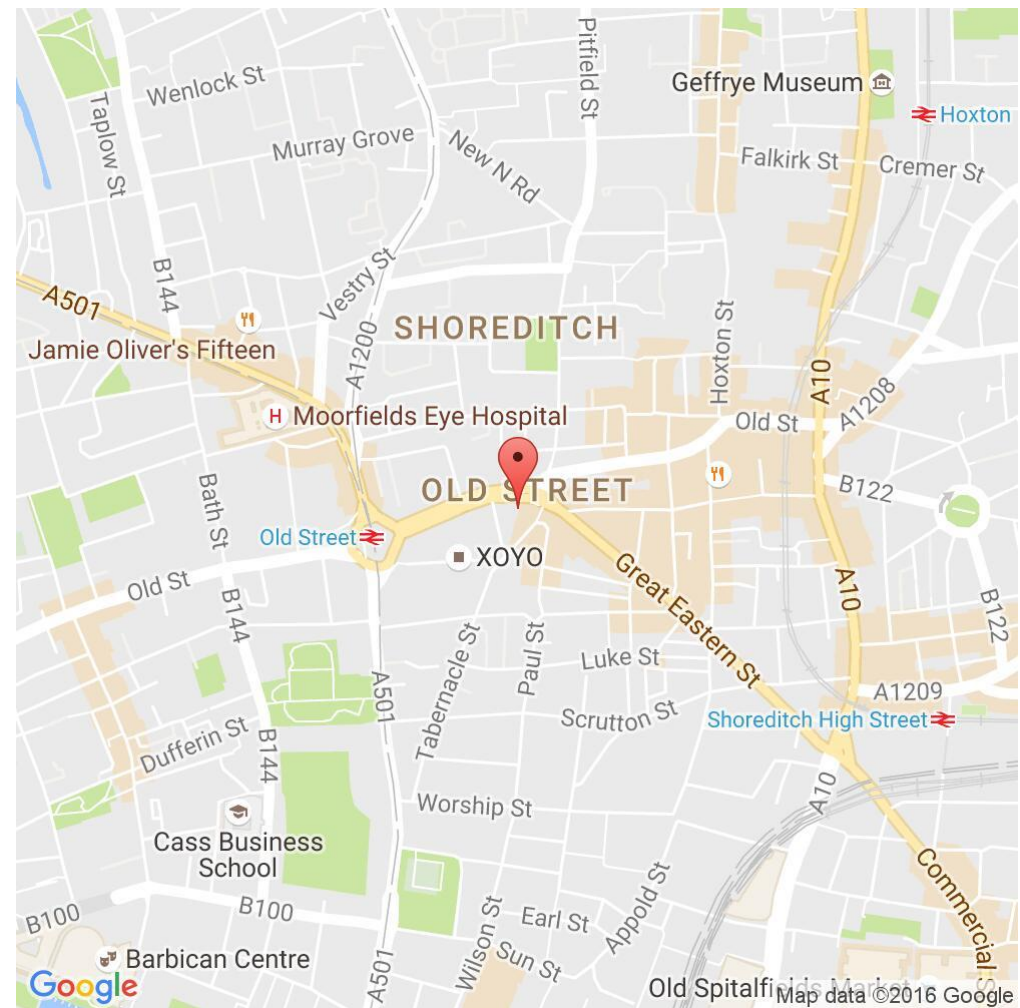


Total area: approx. 805 sq. meters (75 sq. feet)
For illustration purposes only - not to scale

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	63
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	