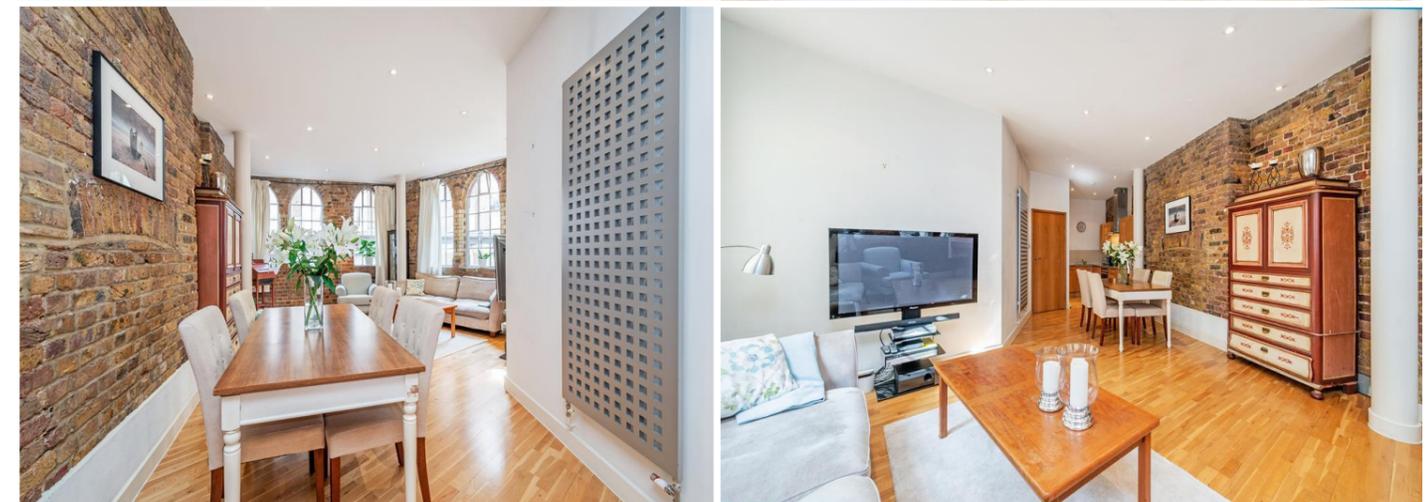


«Floorplan1»



«EpcGraph»

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
All measurements are approximate



Leonard Street, London, EC2A 4LX

Warehouse Conversion | Two Bedrooms | Open Plan Kitchen Lounge | Integrated Kitchen
Exposed Brickwork | High Ceilings | Wooden Floors | Large Windows

Asking Price: £800,000



Leonard Street, London, EC2A 4LX

An iconic 2 double bedroom warehouse conversion located just behind Old Street Station. With a chic interior this apartment is Shoreditch living at its best. Comprises 2 double bedrooms, spacious open plan lounge / kitchen and a modern bathroom. Benefiting from Exposed brickwork throughout, double height ceilings, large windows allowing ample amounts of natural light, wooden floors and stylish fixtures and fittings.

This apartment is ideally located within Central Shoreditch and minutes from Old Street and Moorgate Train Stations (Northern Line and National Rail), the City's Financial District and Liverpool Street Station are also within easy reach.

Lease = 125 years from 2002
Service charge £2,312.84 pa
Insurance £1,034.44 pa
Ground rent = £250 pa

LOCATION

DIRECTIONS

Not Available

OPENING HOURS

Monday - Thursday 9am - 6:30pm
Friday 9am - 6pm
Saturday: 11am - 4pm
Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

