



**£1,038 PER WEEK  
(£4,498PCM)**

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#### FEATURES

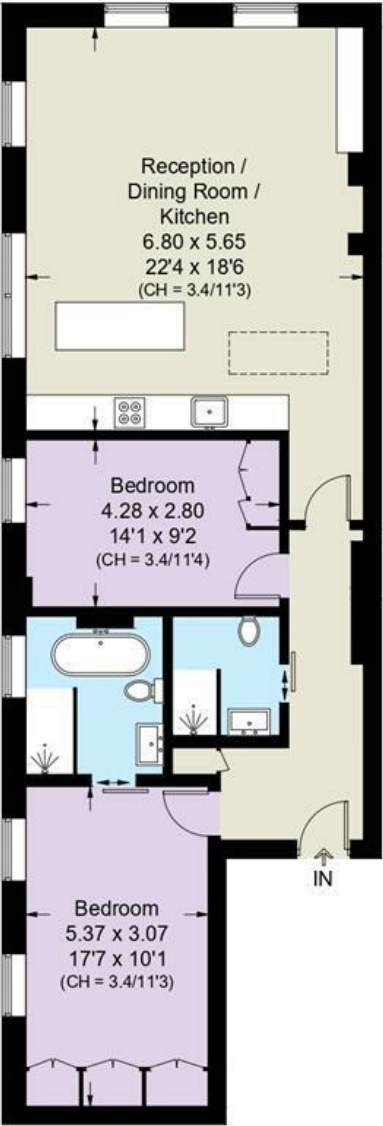
- Two bedroom lateral warehouse conversion
- Immaculately presented
- 0.4 miles to Old Street Station
- In the heart of Shoreditch
- 0.6 miles to Liverpool Street station



**Maskells**

Curtain Road, EC2A

Approximate Area = 991 sq ft / 92.1 sq m  
Including Limited Use Area (17 sq ft / 1.6 sq m)



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1228064)

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Council Tax Band D

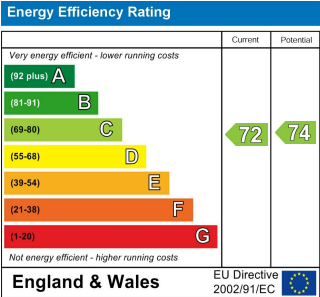
This best in class two bedroom loft apartment is situated on the top floor of this former furniture warehouse conversion in the heart of vibrant Shoreditch.

Butler House was a textiles factory built after World War I that housed an array of cabinet and furniture-making companies over the years before being converted in the 1990s. It was built on or close to the site of the Seabrook Brothers motors factory - a highly regarded specialist manufacturer of motor car and motorcycle accessories.

Undoubtably one of the best warehouse conversions to hit the lettings market this year, this double aspect loft comprises a bespoke kitchen with in built Meile appliances and a show stopper kitchen island with a golden hand-polished glass crockery cabinet and heated lamps ideal for any keen chef. No expense has been spared with a Blanco XXL sink, a Barazza hob, Quooker boiling water tap and a Caple wine fridge. The reception space is open to the kitchen area and offers dining and a spacious living area. This room benefits from a Samsung TV and a Rokkit 8 KRK studio monitor sound system.

There is a fantastic master bedroom with copious amounts of bespoke storage and a wonderful en-suite bathroom with rainforest shower and an eye catching stand alone bath imported from Italy. The fixtures and fittings are from the luxury Italian brand Treemme. This bathroom benefits from a Japanese style smart loo. There is a further double bedroom with in built storage. This has access to the shower room which can also act as a guest WC. Both bathrooms have Heatmiser underfloor heating.

The Landlord has meticulously renovated this property to exacting standards. The property has been sympathetically designed making the most of the glorious features such as the exposed brushed brick and featuring the buildings industrial past with the steel girders and wooden timbers on full display. The property is available on a furnished basis.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

