

# CURTAIN ROAD

SHOREDITCH EC2A







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 Rokit 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.





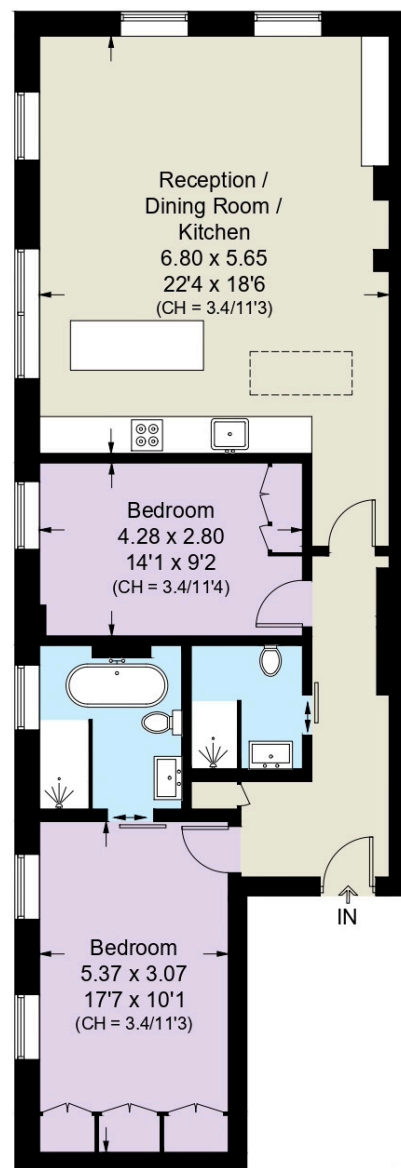
- Two bedroom lateral warehouse conversion
- In the heart of Shoreditch
- Immaculately presented
- 0.6 miles to Liverpool Street Station
- 0.4 miles to Old Street Station

All potential tenants should be advised that administration fees may be applicable when renting a property. Please contact us for more details of these charges. Maskells are members of Propertymark the leading membership body for property agents. We are part of the Propertymark Client Money Protection scheme and a member of The Property Ombudsman Scheme (approved by the Office of Fair Trading) and subscribe to its Codes of Practice for Letting Agents.



GROSS INTERNAL AREA (APPROX.)

92.1 sq m (991 sq ft)



**Third Floor**

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

## TERMS

Asking Price: £1,038 Per Week (£4,498 pcm)

Unfurnished

EPC: C

Council Tax Band: D

Local Authority: Hackney

Fees may be applicable to potential tenants, please ask us for more details.

# Maskells

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