



GUIDE PRICE

**£800,000**

**Curtain Road**

London, EC2A 3BS

**Full Description**

Guide Price: £800,000 - £850,000

Offered for sale is this stunning live/work duplex penthouse apartment set within a secure development in the heart of Shoreditch on Curtain Road.

The apartment features a bright and spacious reception room with Juliet balcony and space for open plan kitchen (please note buyer can be involved in design and fit of new kitchen subject to offer).

There is a contemporary fitted family bathroom, ground floor bedroom and stairs leading up to the master bedroom with modern fitted en-suite, built in storage and fire escape.

The property has been renovated to an extremely high standard throughout and development is secure with video entry phone and lift facilities.

Offered on a chain free basis.

" Non-Specific Live Work"

**Location**

Located in the heart of Shoreditch on Curtain Road with an array of shops, bars and restaurants on your doorstep as well as Hoxton Square, Brick Lane and Shoreditch High Street being close by.

Transport links include Liverpool Street, Old Street and Shoreditch High Street Stations which are all just a few moments walk.

**Viewing**

By appointment only

**VAT**

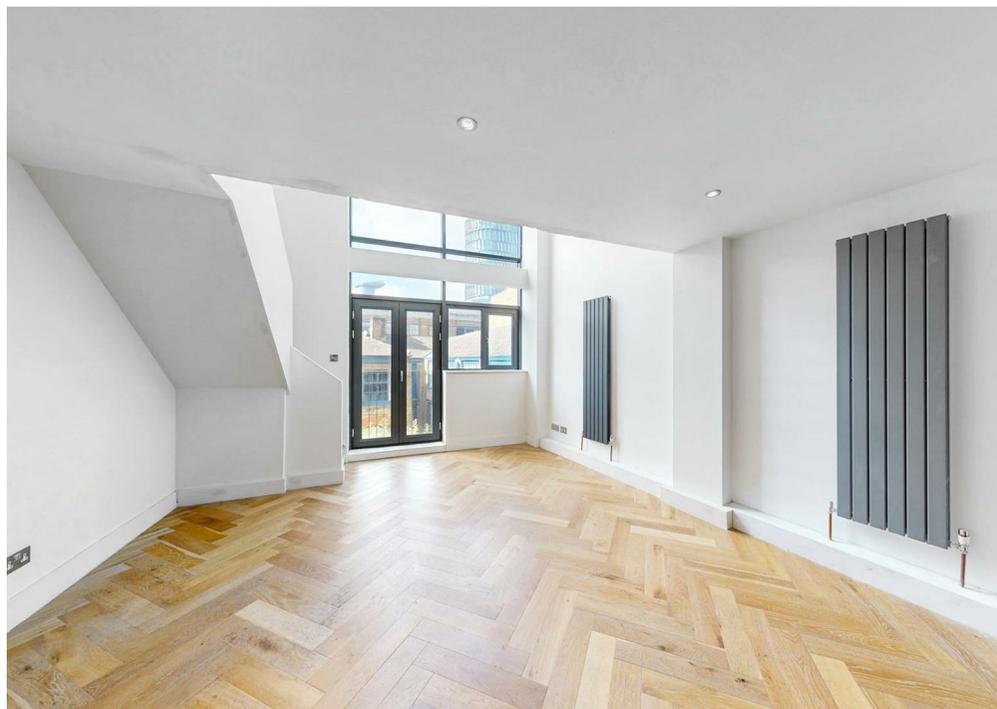
The property is not subject to VAT.

**Legal Costs**

Each party to cover their own legal costs.

**Service Charge**

Approx £5450 p/a

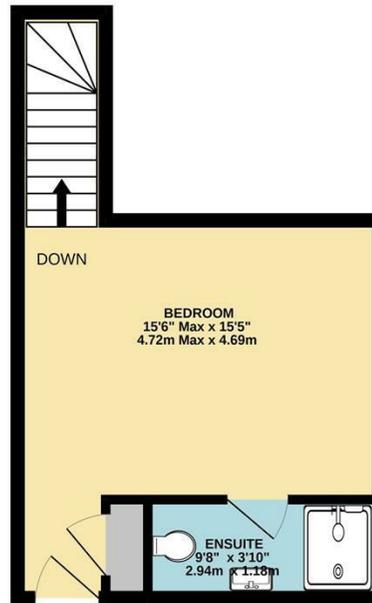




GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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