

**£450,000**

**Hanbury Street**

London, E1 5JD

Available for sale is this well-proportioned two double-bedroom apartment, set within a gated, purpose-built block just moments from Brick Lane.

The property offers a bright and spacious reception room with wood flooring, a contemporary fitted kitchen, a family bathroom, and a separate WC. Both bedrooms are generous doubles, one retaining an original fireplace.

Shoreditch has a rich cultural heritage, established in the early 19th century as a centre for textile and furniture manufacturing—reflected in the character of its surrounding architecture. In recent decades, the area has undergone significant regeneration while maintaining its strong association with the arts.

Now regarded as a prime place to live, Shoreditch combines an urban, shabby-chic aesthetic with renovated warehouses, independent shops, artisan coffee houses, Michelin-starred restaurants, and vintage stores.

The area has a vibrant, distinctive energy rarely matched elsewhere in London.

Transport links are excellent. The property sits within Zone 1, with Liverpool Street, Old Street, Shoreditch High Street, and Hoxton stations all within easy walking distance. The Elizabeth Line is also accessible from Whitechapel Station, approximately a quarter of a mile away.

The apartment is ideally positioned for City commuters and those working in the creative and tech industries.

Offered chain-free.

Tenure: Leasehold (89 years remaining)

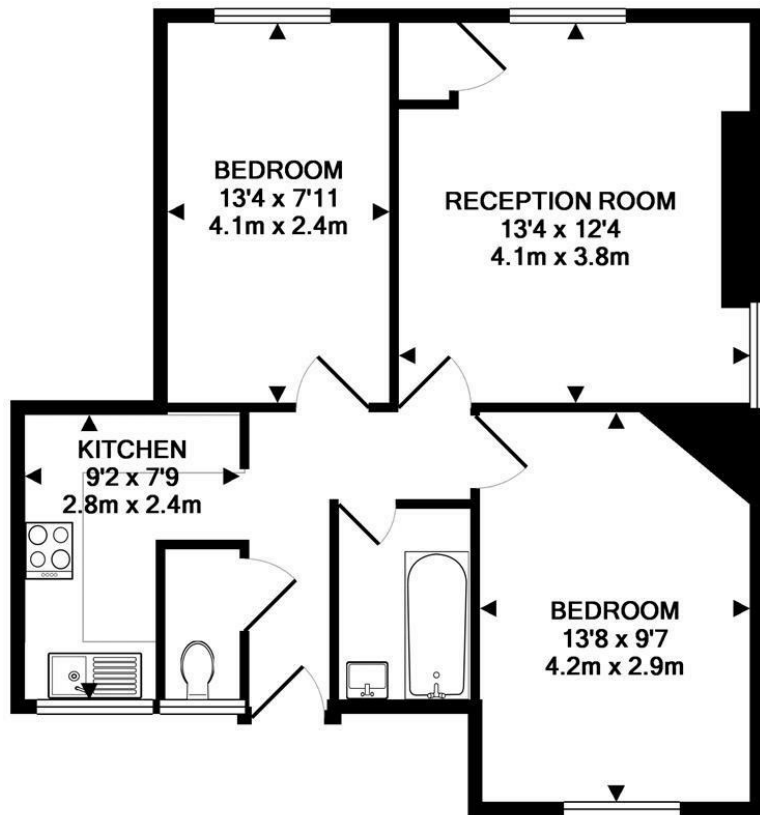
Service Charge: Approx. £2,820 per annum

Ground Rent: £10 per annum

Council Tax Band: C







TOTAL APPROX. FLOOR AREA 548 SQ.FT. (50.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | 67                         | 73        |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>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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