



59 CHILTON STREET

SHOREDITCH, E2 6EA

£650,000
LEASEHOLD

1050 SQ FOOT Rarely available larger than average duplex apartment ideally located just off Brick Lane, situated within a secured gated development. Offering versatile accommodation comprising of an extremely spacious open plan lounge with integrated modern kitchen, double height ceilings with floor to ceiling windows allowing in ample amounts of natural light, mezzanine style double bedroom, modern tiled bathroom, this is a one-of-a-kind property. The property has the potential to be expanded in to a two/ three bedroom.

Located just moments from a selection of local amenities whilst the trendy bars and restaurants of Shoreditch, Hoxton are literally on your doorstep. Islington and the West End are also close by. Transport links to the City and the West End are within easy reach, with the nearest underground stations being Aldgate East (District Line) Old Street (Northern Line), Shoreditch High Street (East London Line) and Liverpool Street (Central Line)

Hemmingfords

City Pavilion, E2

CAPTURE DATE: 26/04/2021 LASER SCAN POINTS: 3,110,120

GROSS INTERNAL AREA

97.73 sqm / 1051.96 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
97.73 sqm / 1051.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
83.17 sqm / 1022.87 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

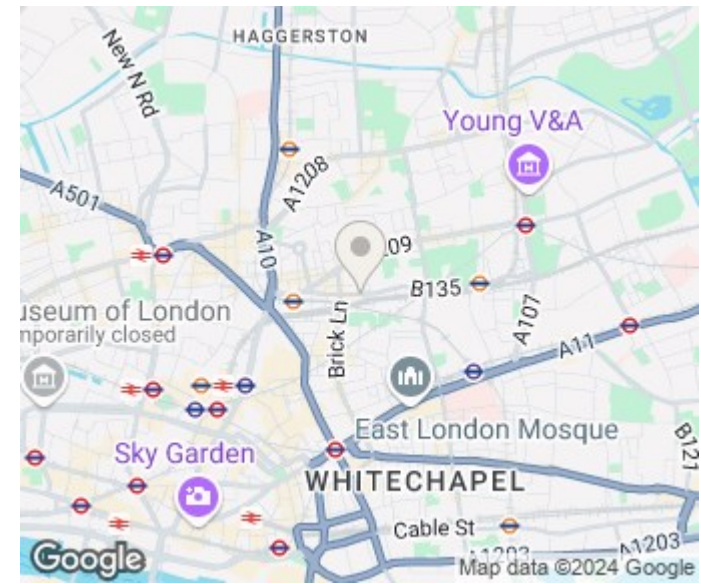
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3 RESIDENTIAL: 95.03 sqm / 1033.68 sqft
IPMS 3 COMMERCIAL: 94.29 sqm / 1014.92 sqft

spec id: 60307facc030f06d3cab35



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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