



Shoreditch High Street E1

Share of Freehold
3 Bed 3 Bath
3363 sqft (approx)

This is Shoreditch High Street.

Without a doubt, this top floor live/work loft has the largest roof garden at over 50 foot featured above one of the largest lateral penthouses in Shoreditch - possibly the whole of East London.

Exclusively available via Sole Agent - The Bespoke Agent.

- Loft Penthouse
- Lateral open plan living
- Private Roof Garden:
2,450 sqft (approx.)

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This vast 3 double bedroom, 3 bathroom top floor loft is about as rare as they come. With 3,363 sqft (approx.) of internal space and a roof garden stretching some 2,450 sqft, the penthouse on the 4th & 5th (top two floors) of a former Victorian warehouse building benefits from triple aspect windows - a true, one off opportunity for an incoming purchaser.

STPP the terrace area could accommodate a larger roof extension to the existing to create an even more impressive home than it already is.

Shoreditch High Street needs no introduction. On the west edge of the famed Shoreditch Triangle, the area is packed with award winning restaurants, bars, boutiques and local attractions. Shoreditch High Street & Hoxton (Overground) Stations are nearby and Liverpool Street is a short walk down Bishopsgate leading to the city.

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Tenure: Share of Freehold
Lease Length: 990 years and 6 months
Service Charge: £5,000 per annum (approx.)
Ground Rent: £1 per annum (approx.)
Parking: N/A
Local Authority: Hackney Council
Council Tax Band: C

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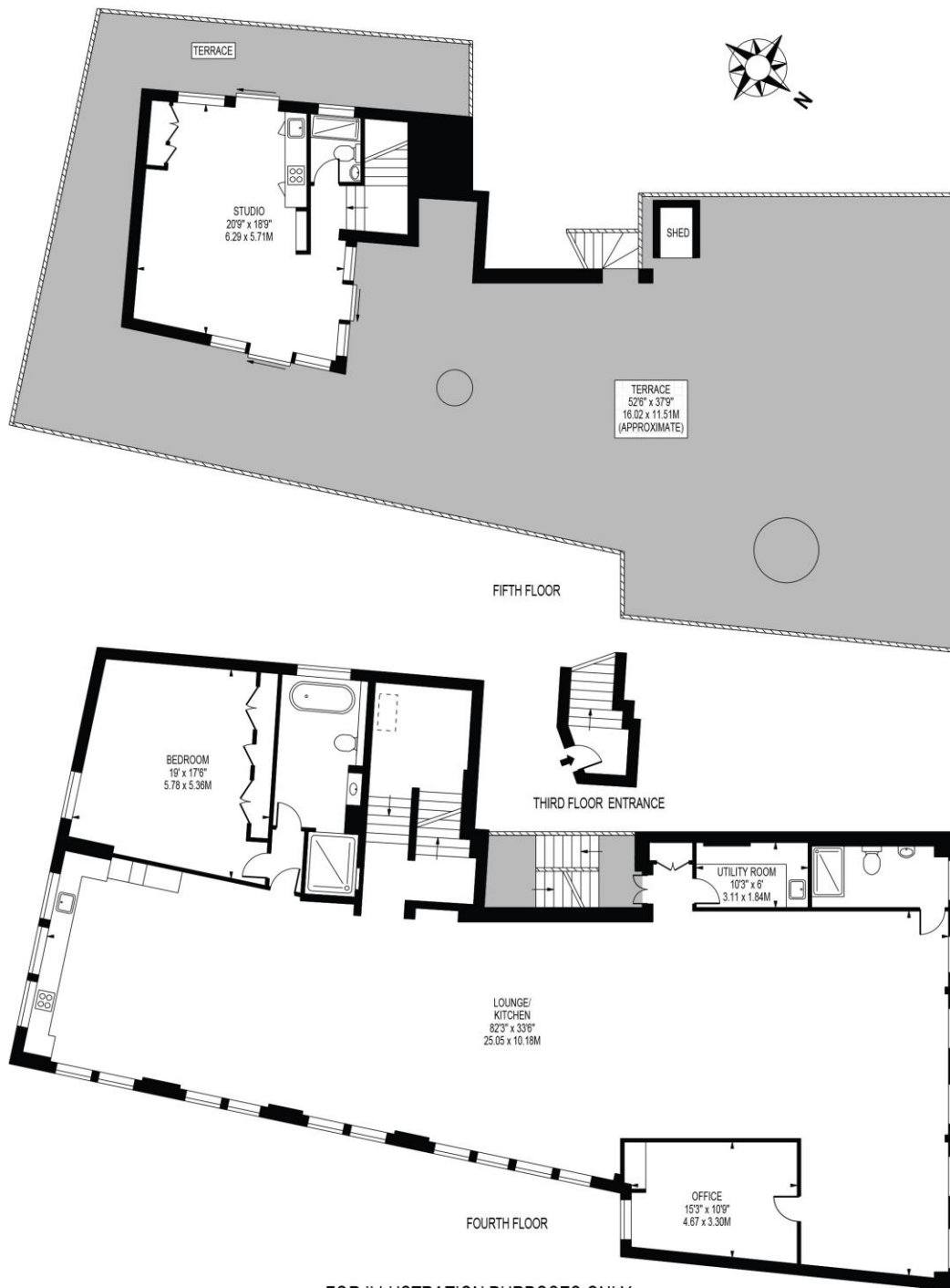


SHOREDITCH HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3363 SQ FT - 312.41 SQ M

(EXCLUDING SHED)

APPROXIMATE EXTERNAL FLOOR AREA OF TERRACE: 2448 SQ FT - 227.41 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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