



Charlotte Road EC2A

Freehold

2 Bed 3 Bath

2445 sqft (approx)

Possibly the largest Freehold House in the Shoreditch Triangle.

This outstanding five-storey, 2,500 sqft (approx) converted, prominent warehouse is positioned on one of the most sought-after roads in the centre Shoreditch.

Previously a furniture factory built by John Barr & Sons in 1865, the property has been restored by the architect Andrew Fielder to an incredible, tailor-made standard.

- Original Victorian Warehouse
- Trophy Home
- Private terrace & courtyard



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Extended on the roof and to the rear, meticulous care and attention has gone in to retaining the original features, including timber floors, loading doors and fireplaces, all of which is combined with contemporary fittings and bespoke fixtures. Every floor has dual-aspect windows, giving exceptional light and beautiful interiors throughout illuminated further by the track lighting by Erco.

On the ground floor there is a spacious galleried studio/workshop space with resin floor and direct access to a charming private courtyard. The studio space could also be used for off-street parking, as there is simple access via loading doors at street level. The first floor is entirely dedicated to a large living space with luxury bathroom complete with walk-in shower and curated marble sink finished by tadelakt with fittings by Vola. The versatile layout means an extra bedroom could easily be incorporated if desired.

A showstopping open-plan Bulthaup Design kitchen clad with stainless steel and fitted with integrated Miele appliances and gas cooking/reception occupies the second floor. Heading up a floor, the principle suite features a truly unique solid marble bathtub plus separate WC and full length wardrobe storage.

There's an additional bedroom/suite on the very top floor which is completed by a walk-in shower/steam room. In addition to the outside space of the courtyard, accessed through Crittall-style twin doors there is a fabulous, decked roof terrace with views south towards many of the City's most iconic buildings making it an ideal area for entertaining in the summer months.

It is extremely rare to find a freehold building of such quality and originality in this location. Charlotte Road is possibly the most sought-after address in EC2, home to designers and independent shops such as Start, Edwin and Denham.

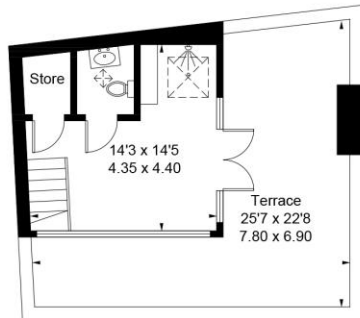
Tenure: Freehold
Lease Length: N/A
Service Charge: N/A
Ground Rent: N/A
Parking: On-street via permit
Local Authority: Hackney Council
Council Tax Band: F

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Charlotte Road, EC2A

Approximate Gross Internal Area
 Ground Floor = 592 sq ft / 55.0 sq m
 (Excluding Reduced Headroom)
 First Floor = 587 sq ft / 54.5 sq m
 Second Floor = 522 sq ft / 48.5 sq m
 Third Floor = 522 sq ft / 48.5 sq m
 Fourth Floor = 212 sq ft / 19.7 sq m
 Reduced Headroom = 10 sq ft / 0.9 sq m
 Total = 2445 sq ft / 227.1 sq m



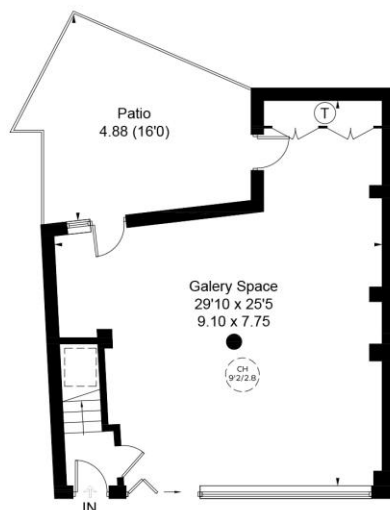
Fourth Floor



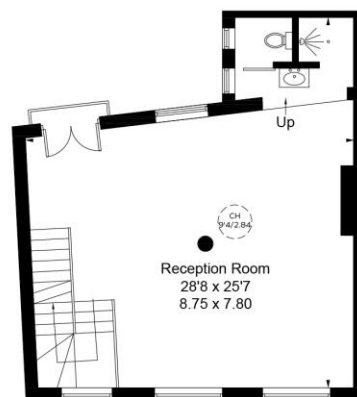
Third Floor



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1170907)