



Curtain Road EC2A

Leasehold
2 Bed 2 Bath
2164 sqft (approx)

A duplex penthouse spanning over 2100 sqft (approx.) in the centre of Shoreditch with 2 beds, 2 baths and large roof terrace. Converted from a former apartment on the top 2 floors of a warehouse conversion, the current owners obtained planning permission and designed a spectacular penthouse with the help of Brinkworth Architects.

With East and West facing aspects over 2 floors, the apartments finish and design are flawless and boasts a seldom-seen roof terrace offering stunning unobstructed 360-degree views of the City and beyond.

- Penthouse
- South Facing Roof Terrace
- Unobstructed City Views

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With private lift access to the 3rd floor, a large lobby allows access to the apartment with rustic Oak Herringbone flooring (replicating the original flooring below) and underfloor heating. The 4th floor houses 2 large double bedrooms with en-suite bathrooms, featuring Porcelanosa tiles, free-standing toilets, a bathtub, and showers. There is a separate utility room with a washer/dryer and Mitsubishi Eco heat pump boiler system, and blackout blinds and air conditioning in each room.

The impressive 5th floor has a semi-open plan fully integrated kitchen by Design Space London, with Opal quartz-Carrara Venatino kitchen worktops, an under-island wine fridge, and a Bora Pure induction cooktop and integrated cooktop extractor. Streetside, the imposing curtain window ceiling height combined with full-length and width windows are an immediate striking feature, along with the sliding glass doors and Juliette balconies facing West. This floor has electric blinds, air conditioning, and a large guest toilet stylishly fitted with Bert & May Black Vigo floor tiling. To top this stunning space, the staircase continues up to a private roof terrace offering privacy and amazing 360-degree views of London, most dramatically the South facing unobstructed view of the prominent famous City skyline.

Based on Curtain Road within the Shoreditch Triangle, the immediate area is surrounded by converted warehouses with diverse residents and amenities. The range of local restaurants, great bars, music venues, and nightlife is endless and all on the doorstep. Old Street tube (Northern Line) is a few minutes around the corner, and both Liverpool Street Station and Shoreditch High Street Station (Overground) are a short walk away.

Tenure: Leasehold

Lease Length: 193 years and 1 months

Service Charge: £2,500 per annum (approx.)

Ground Rent: £125 per annum (approx.)

Parking: Available via separate negotiation

Local Authority: Hackney Council

Council Tax Band: H

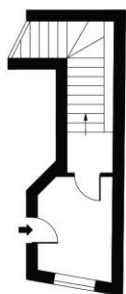
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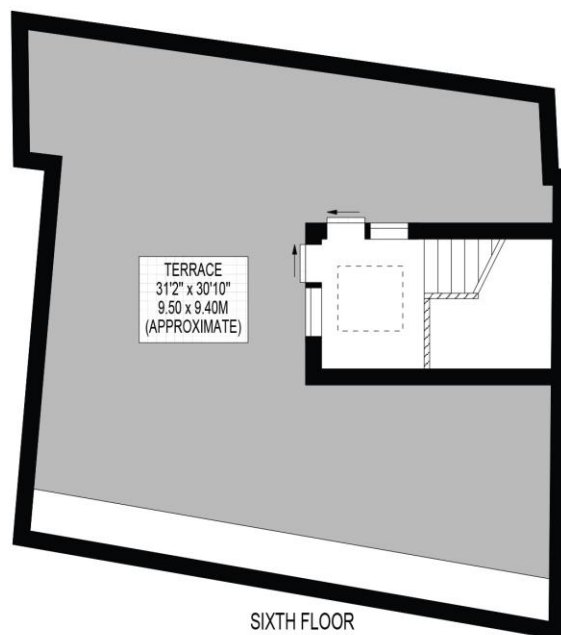
CURTAIN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2164 SQ FT - 201.04 SQ M
(EXCLUDING LIFT)

APPROXIMATE EXTERNAL TERRACE AREA: 818 SQ FT - 75.99 SQ M

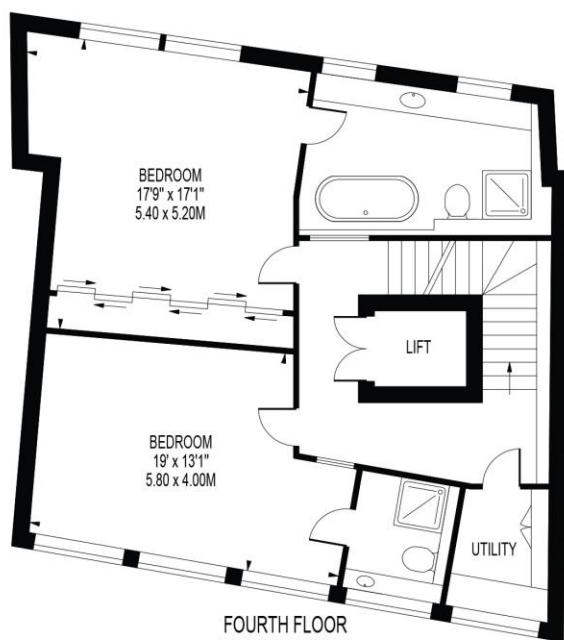


THIRD FLOOR ENTRANCE
(77 SQ FT - 7.15 SQ M)



TERRACE
31'2" x 30'10"
9.50 x 9.40M
(APPROXIMATE)

SIXTH FLOOR
(130 SQ FT - 12.08 SQ M)



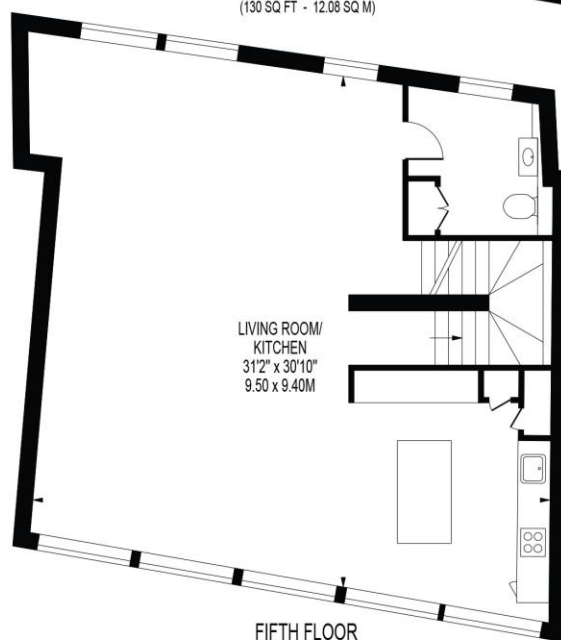
BEDROOM
17'9" x 17'1"
5.40 x 5.20M

BEDROOM
19' x 13'1"
5.80 x 4.00M

LIFT

UTILITY

FOURTH FLOOR
(954 SQ FT - 88.63 SQ M)



LIVING ROOM/
KITCHEN
31'2" x 30'10"
9.50 x 9.40M

FIFTH FLOOR
(1003 SQ FT - 93.18 SQ M)

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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