



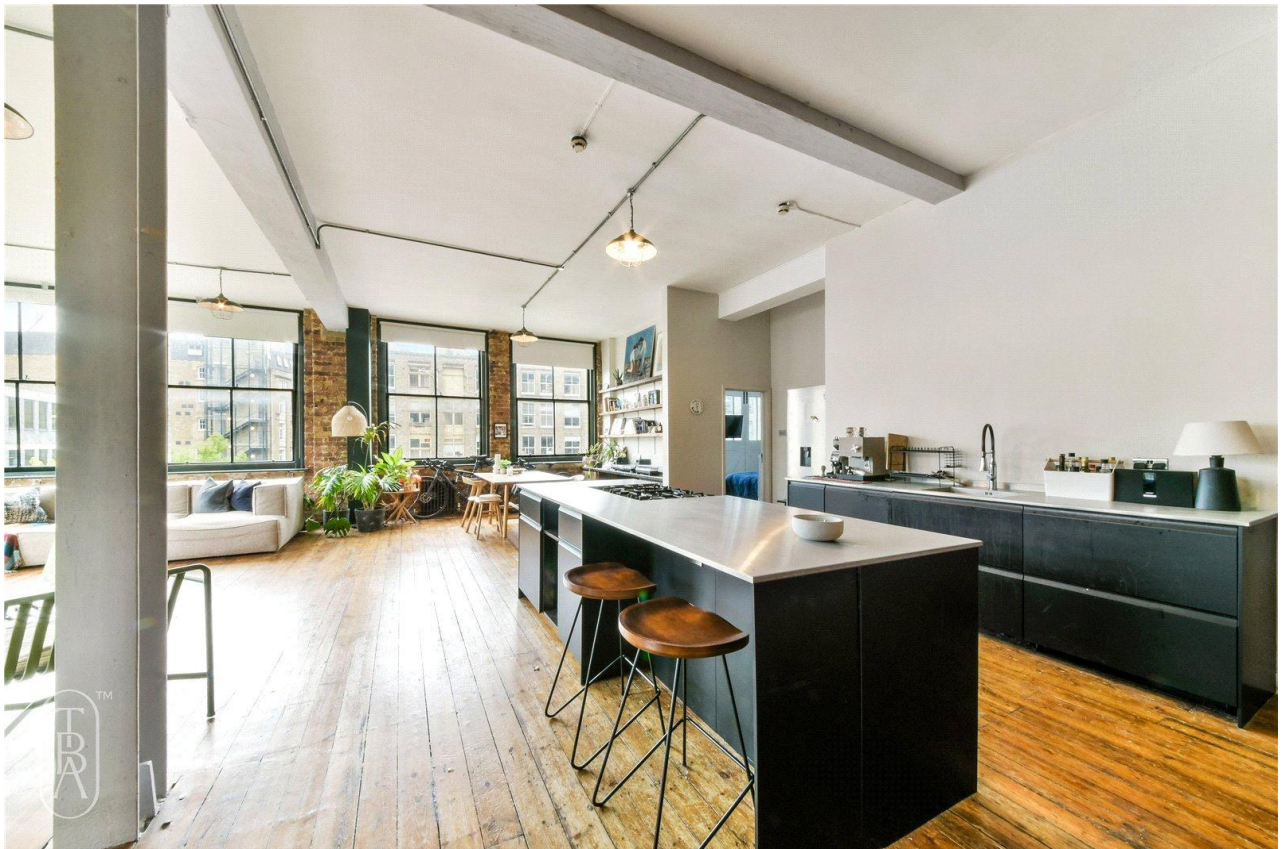
Clere Street EC2A

Leasehold
3 Bed 1 Bath
1612 sqft (approx.)

A truly unique lateral live/work loft apartment extending to approximately 1,612 sqft, showcasing the authenticity and character that define Shoreditch warehouse living. Recently reconfigured and renovated to provide three bedrooms and one bathroom, this remarkable home is as rare as they come.

- Converted warehouse
- Original timber floors
- c.3 meter high ceilings
- Undesignated Live/Work

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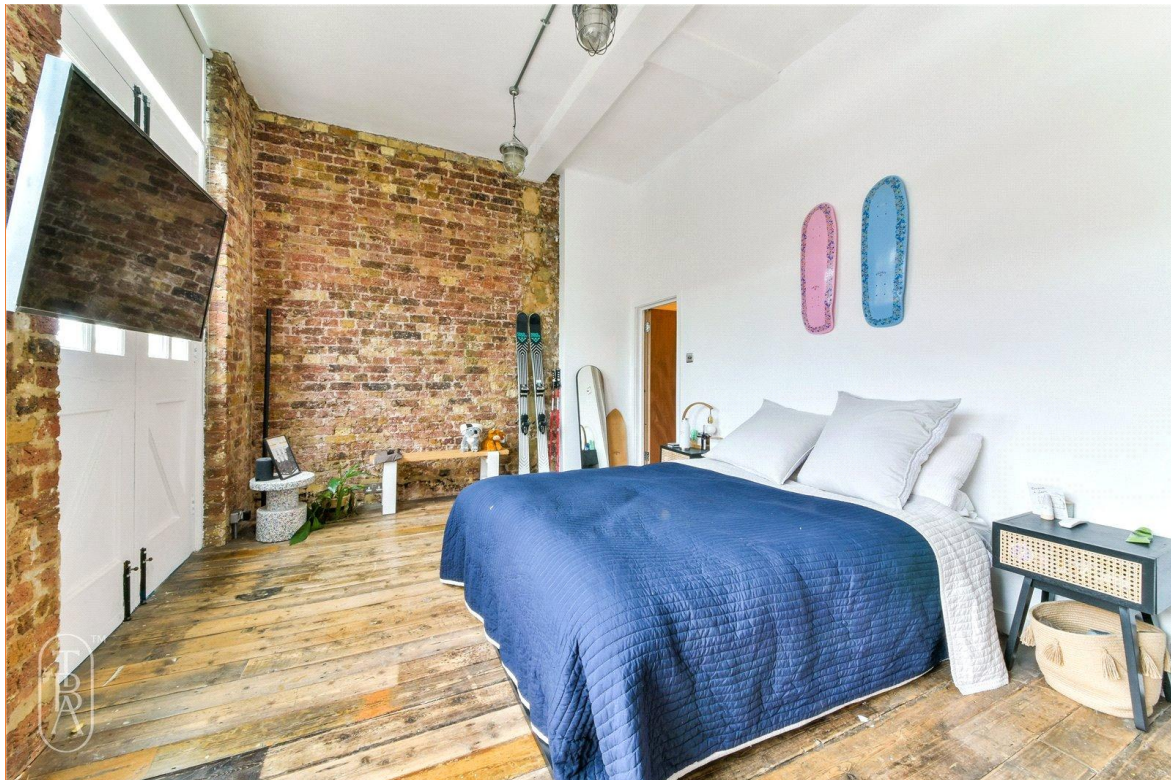
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From its soaring 3.3-metre ceilings and expansive industrial windows to the exposed brickwork and original steel columns, the apartment celebrates the raw materials and architectural integrity synonymous with London's early Victorian warehouse buildings.

Positioned on the second floor and accessed via a substantial steel entrance door, the loft benefits from an abundance of natural light thanks to original south and west-facing sash windows spanning two elevations. At the heart of the home is an impressive open-plan living and entertaining space centred around a beautifully appointed kitchen with island unit and gas cooking.

Occupying the south-west corner of the apartment is the principal bedroom, complete with original loading doors and a walk-in wardrobe. Two further generous double bedrooms are positioned beyond, alongside a striking bathroom featuring butcher's block-style black tiling, polished concrete flooring and a shower enclosure separated by a reclaimed Crittall-style glazed screen.

Further practical features include a dedicated utility room, additional storage and separate washer-dryers.



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Clere Street is quietly tucked away in the heart of Shoreditch, between Paul Street and Tabernacle Street, just west of the famed Shoreditch Triangle. The location offers a more peaceful setting whilst remaining moments from some of East London's most celebrated restaurants, bars, galleries and independent retailers.

Transport connections are excellent, with Old Street Underground station approximately three minutes' walk away and Liverpool Street station reachable in around eight minutes on foot.

Whilst the energy and vibrancy of Shoreditch sit quite literally on the doorstep, this exceptional warehouse conversion offers the increasingly rare combination of being at the centre of it all whilst feeling a world away.

Tenure: Leasehold

Lease Length: 94 years and 8 months

Service Charge: £3,000 per annum (approx.)

Ground Rent: £200 per annum (approx.)

Parking: On-street via permit

Local Authority: Hackney Council

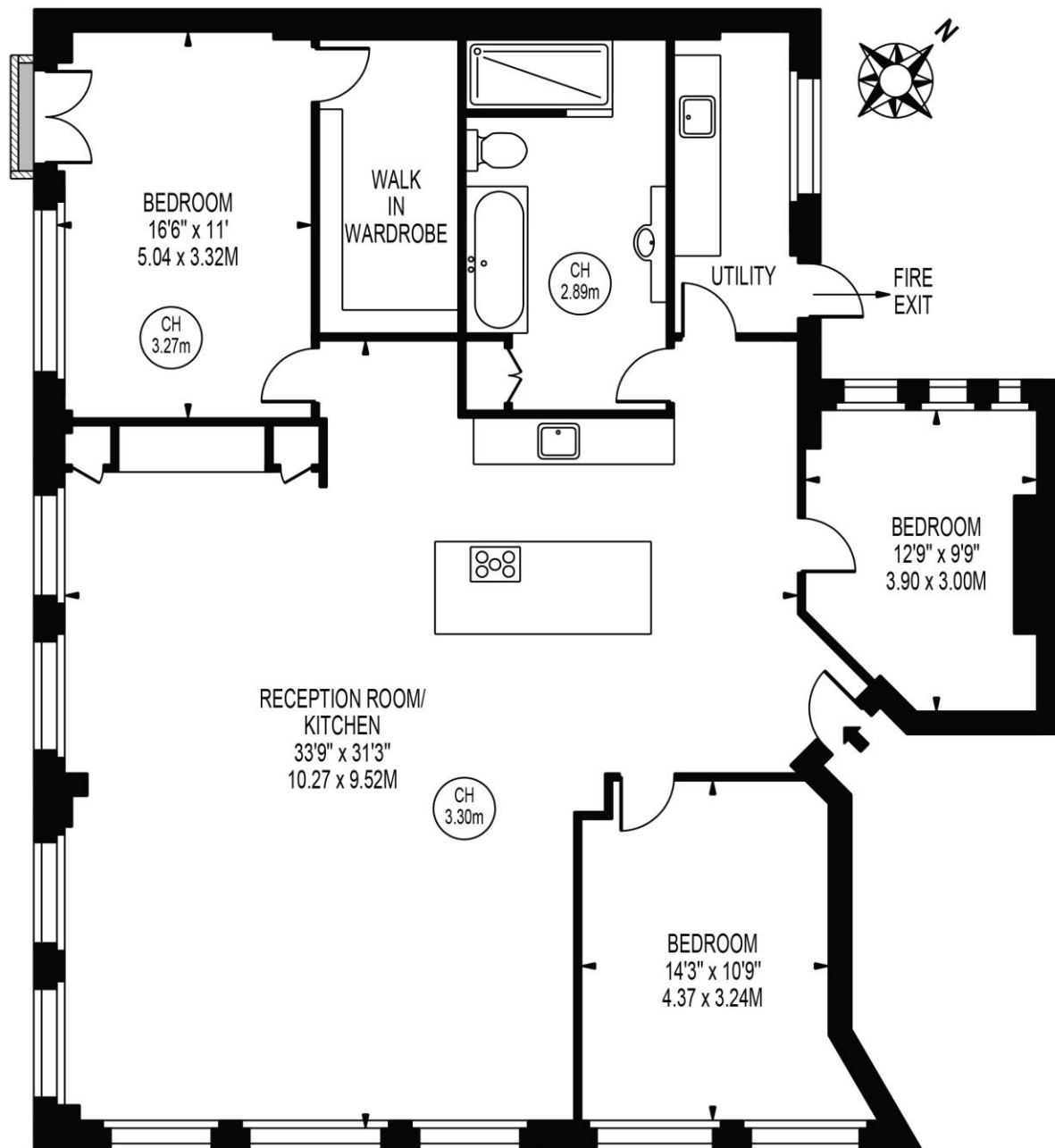
Council Tax Band: E

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CLERE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1615 SQ FT - 150.00 SQ M



SECOND FLOOR

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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.