



Batemans Row EC2A

Leasehold
1 Bed 1 Bath
712 sqft (approx.)

Occupying the top floor of a converted warehouse designed by Mackenzie Wheeler Architects, this beautifully considered one-bedroom apartment sits quietly within the Shoreditch Triangle, moments from Redchurch Street and Arnold Circus.

- Three Private Terraces
- Low Service Charge
- Penthouse



The Bespoke Agent™

Defined by its barrel-vaulted ceilings, south-facing aspect and three private terraces, the apartment is filled with natural light throughout the day. Clerestory glazing and full-width sliding doors create an open, airy feel, while the generous private terrace extends the living space outdoors.

The open-plan kitchen and living room form the heart of the home, combining clean architectural lines with warm timber finishes, a breakfast bar and an easy connection to the terrace, making it equally suited to everyday living and entertaining.



The Bespoke Agent™

The bedroom feels both light and intimate, with exposed London stock brickwork, a Juliet balcony overlooking Bateman's Row and a contemporary bathroom alongside.

Bateman's Row has long been one of Shoreditch's quieter streets, tucked just behind the neighbourhood's independent galleries, cafés and restaurants. Redchurch Street, Spitalfields and the City are all within easy walking distance, while Shoreditch High Street, Old Street and Liverpool Street stations provide excellent connections across London.

Tenure: Leasehold

Lease Length: 115 years

Service Charge: £800 per annum (approx.)

Ground Rent: £400 per annum (approx.)

Parking: N/A

Local Authority: Hackney Council

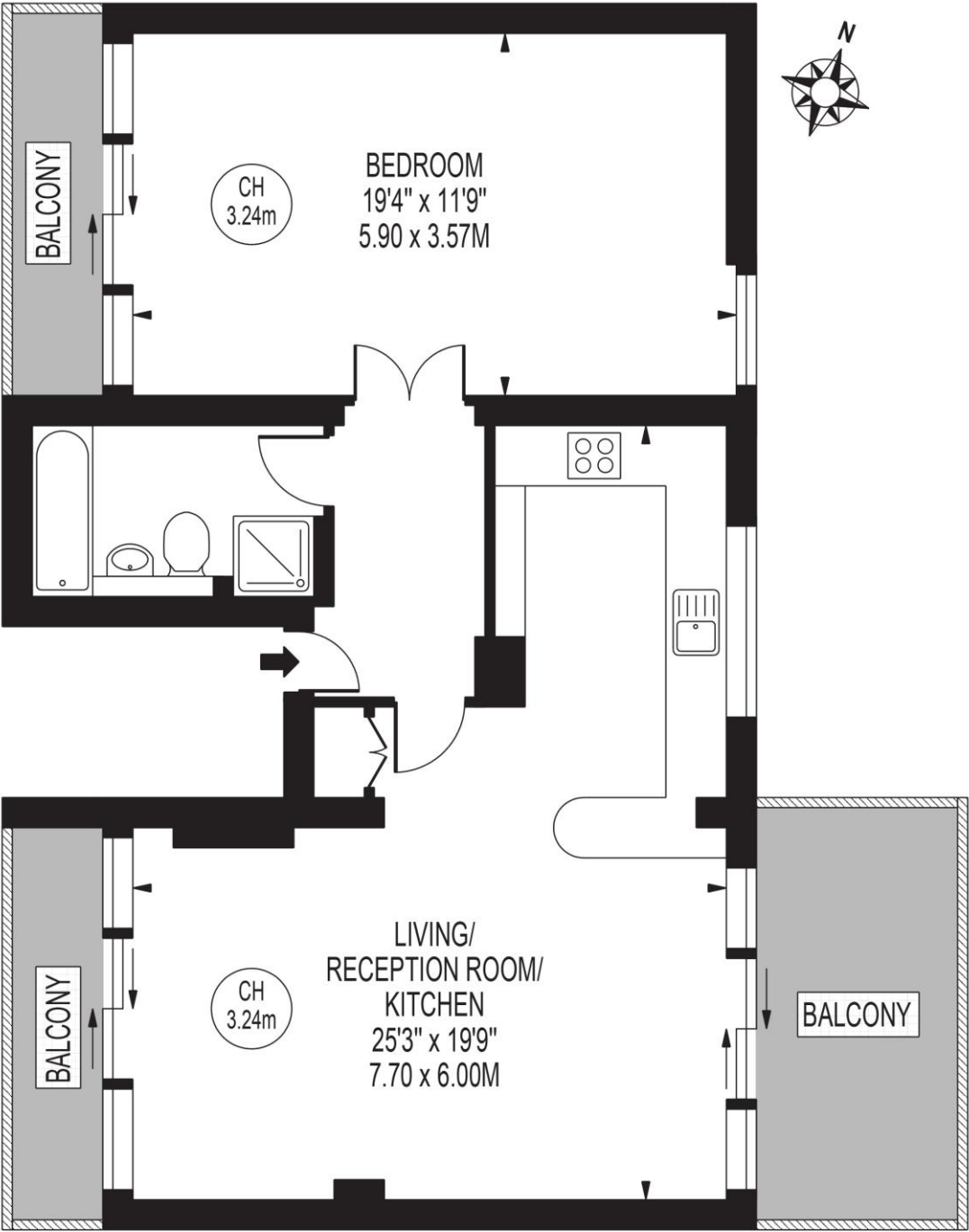
Council Tax Band: D

The Bespoke Agent™



BATEMANS ROW

APPROXIMATE GROSS INTERNAL FLOOR AREA: 712 SQ FT - 66.13 SQ M



THIRD 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.