



GLASSWORKS STUDIOS, BASING PLACE, LONDON, E2
£625,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM
APARTMENT IN THIS STUNNING CONVERTED
GLASS FACTORY.**

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DESCRIPTION:

A two double bedroom warehouse style apartment which sits within the converted Goddard & Gibbs-Stained Glass Merchants.

Located on the third floor the apartment measures approx. 762sqft and comprises of storage space in the hallway, large semi open-plan reception room/kitchen, family bathroom, and two great sized double bedrooms, the main bedroom benefitting from walk in cupboard, and second bedroom with plentiful space for storage. The apartment also benefits from secure phone entry system and lift access.

Glassworks Studios is located very close to the many boutiques, shops, bars and restaurants of Hoxton and Shoreditch, fabulous Spitalfields and Columbia Road markets are nearby while the City is easily accessible. The closest underground station is Hoxton (East London Line) with Liverpool Street (Hammersmith and City, Circle, District and Central lines and National Rail) and Old Street (Northern Line and National Rail) both close by.

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Glassworks Studios, Basing Place, E2
 Approx. Gross Internal Floor Area 762 sq. ft / 70.78 sq. m



THIRD FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	81	83
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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