

THE TEXTILE BUILDING, CHATHAM PLACE, LONDON, E9
£620,000 LEASEHOLD

STYLISH TWO-BEDROOM WAREHOUSE CONVERSION SITUATED IN CHATHAM PLACE

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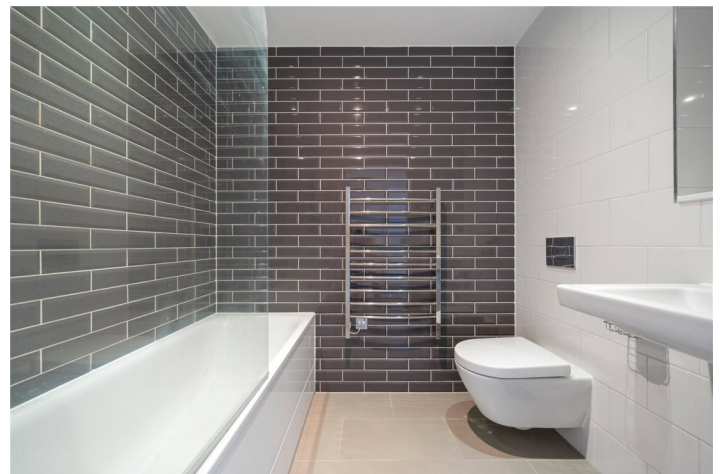
DESCRIPTION:

Set within the iconic former Burberry factory in the heart of Hackney, this striking two-bedroom warehouse conversion offers a rare blend of industrial heritage and contemporary living. Converted in 2014, the development features several premium outlet stores at ground level, including Burberry, Pringle, and Aquascutum, and sits beside thriving studios of emerging British fashion designers.

Located on the fourth floor, the apartment enjoys abundant natural light and a spacious, well-proportioned layout. The accommodation comprises an entrance hallway with built-in utility cupboard, a generous principal bedroom with high ceilings and exposed brickwork, a second double bedroom, a modern tiled bathroom suite and a fabulous reception room with open-plan kitchen and double doors leading to a private outdoor terrace.

This chain-free property benefits from excellent transport connections, with Hackney Central and Hackney Downs Overground stations nearby, alongside numerous local bus routes. A wealth of amenities is on your doorstep, from the eclectic offerings of Well Street and Hackney Central to green spaces including London Fields, Well Street Common, and Victoria Park.

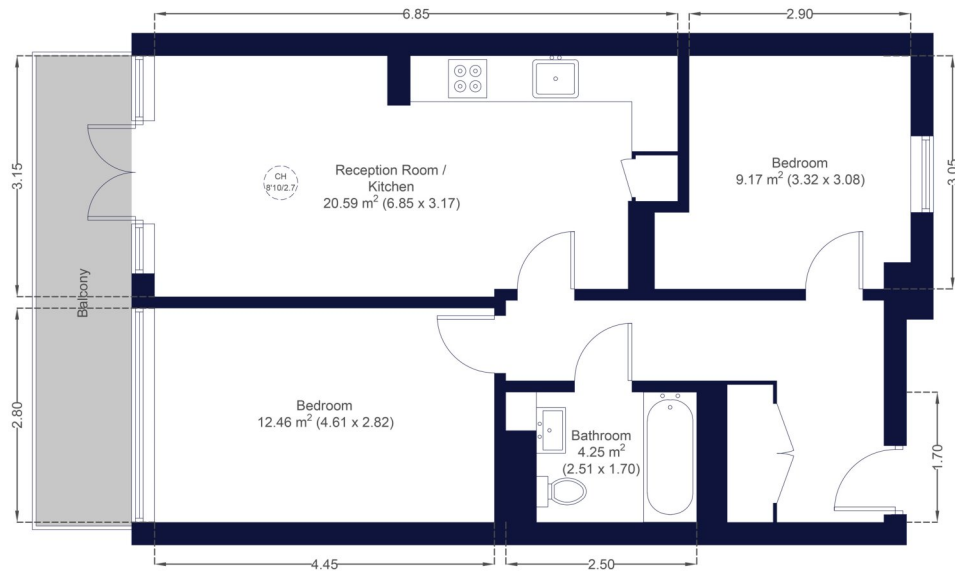
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▼ Fourth Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250219>

Tenure: Leasehold

Term: 987 year and 11 months

Service Charge: £3900 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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