



CITY PLAZA, 97-113, CURTAIN ROAD, EC2A
'OFFERS IN EXCESS OF' £850,000 LEASEHOLD

A RARE TO MARKET TWO BEDROOM SPLIT LEVEL APARTMENT IN THE HEART OF SHOREDITCH

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DESCRIPTION:

Rare to the market and offered chain free is this imposing 1003sqf split level apartment set in this fantastic location on Curtain Road. City Plaza is just minutes from the hustle and bustle of Columbia Road and Shoreditch giving the best of both worlds to its residents.

The apartment has been impeccably maintained by the present owners, the property comprises separate kitchen with integrated appliances, a deceptively spacious living room/diner with a fantastic, vaulted ceiling giving the room a vast sense of space and grandeur with double doors featuring Juliette balcony. A grand staircase leads to the mezzanine level that offers a generous and versatile space which boasts en-suite bathroom. A generous size second bedroom with plentiful wardrobe space and an impressive family bathroom with bathtub, tiled flooring, and wall mounted mirror.

Curtain Road is located in the heart of trendy Shoreditch with its array of fashion boutiques, restaurants, cafes and bars. The markets of Columbia Road and Spitalfields are nearby, whilst Hoxton Square is only minutes away. A number of stations service the property including Liverpool Street (Hammersmith & City, Circle, District and Central lines, British Rail), Shoreditch High Street (East London Line) and Old Street (Northern Line & National Rail). An ideal purchase for those looking for swift access to the City whilst enjoying the vibrancy the area has to offer.

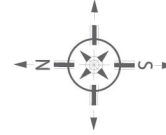
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Approx. Gross Internal Floor Area 1003 sq. ft / 93.2 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

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