



Unit 11 The Shoe Factory 47-49 Tudor Road, London, E9 7SN

£725,000

- Spacious two bedroom warehouse conversion.
- Modern bathroom.
- Located in vibrant Hackney.
- Close to numerous amenities.
- Bright reception room with Juliette balcony.
- Unique warehouse style.
- An array of transport links.
- Being sold chain free.

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Welcome to this unique two bedroom warehouse conversion located in the vibrant heart of Hackney. This property offers a distinctive living experience, combining modern comforts with the character of its industrial past.

Upon entering, you will find a spacious reception room, with Juliette balcony, that serves as the perfect space for relaxation or entertaining guests. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere. The open-plan layout enhances the sense of space, making it ideal for both social gatherings and quiet evenings at home.

The two well-proportioned bedrooms provide a peaceful retreat and the bathroom is thoughtfully designed, featuring contemporary fixtures and fittings that ensure both comfort and convenience.

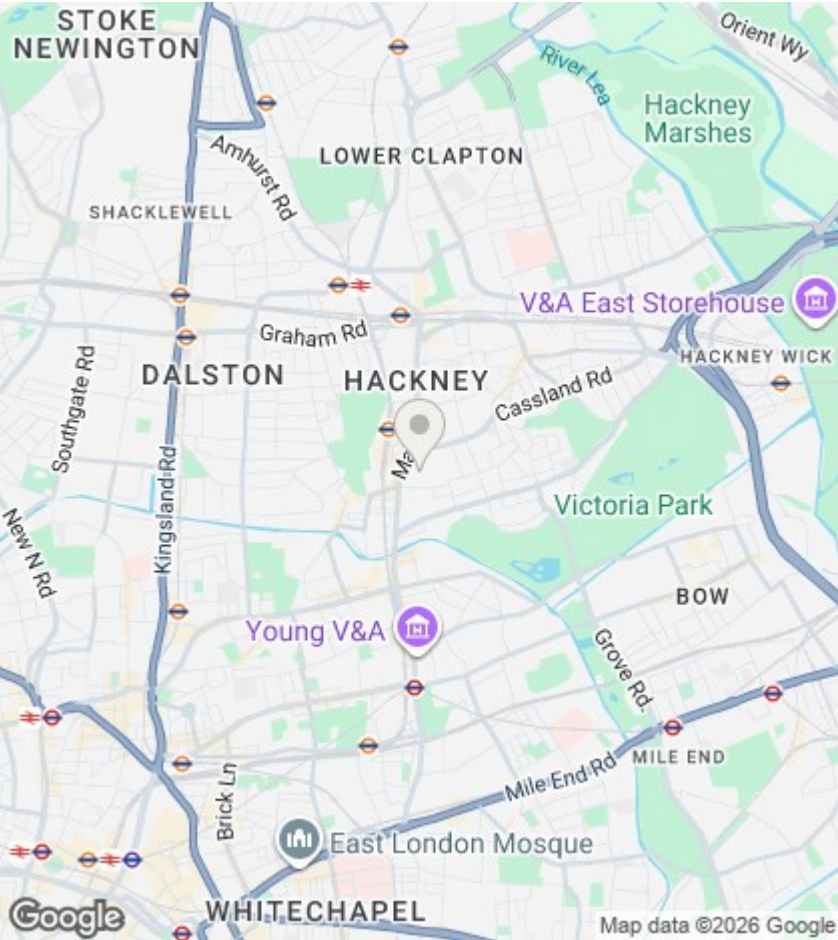
Situated in a lively area of Hackney, this property is surrounded by an array of local amenities, including shops, cafes, and restaurants. As well as the green open spaces of London Fields and Victoria Park. Excellent transport links make it easy to explore the rest of the city, whether for work or leisure.

This warehouse conversion is a rare find, offering a blend of style, space, and location. It presents an excellent opportunity for those looking to embrace urban living in one of the world's most exciting cities.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

