



8 Christina Street, London, EC2A

BUTLER  STAG



Forming part of this striking modern development in the South Shoreditch Conservation area, lies this fantastic two bedroom, two bathroom warehouse-style apartment. This is a light-filled and incredibly versatile space, measuring in at 867 sq ft of internal living space and boasts an expansive 561 sq ft private roof terrace.



- Two Bedrooms
- Two Bathrooms
- South Shoreditch Conservation Area
- Private Roof Terrace Spanning 561 sq ft
- Study/WFH Space
- Comprehensive Renovation
- 865 sq ft of Living Space
- Available Now!

Entering the property, you are greeted with Karndean flooring which runs through the entirety of the apartment. The main space is a lavish-sized open plan living, dining room and kitchen and features floor-to-ceiling height dual aspect windows that fill the space with natural light and polished concrete ceilings providing an urban warehouse feel. The sleek and streamlined kitchen blends beautifully with a modern/contemporary edge with its clean lines, stone work top and uncluttered vibe.

There are two well-proportioned bedrooms with the principal bedroom offering an en-suite and bespoke fitted wardrobes. The apartment also benefits from a study/work from home space/guest room. Completing the property is a fully tiled contemporary bathroom complete with concealed chrome shower and bath valves, matching chrome fittings, basin and wall mounted toilet.

The immediate area contains some of London's best bars, restaurants and high-end retailers, including the Soho House group's Shoreditch House, Rochelle Canteen, and Blue Mountain School, and remains a magnet for creative businesses. The apartment is seconds from Boundary Street, a quiet cobbled lane that has been invigorated as a gastronomic destination with Dishoom and the excellent Boundary Project, a former Victorian warehouse remodelled by Terence Conran, comprising Albion café, a deli, TraTra restaurant and a rooftop bar and grill. Brick Lane, Spitalfields, Broadway and Columbia Road markets are all a short walk away.

Shoreditch High Street is the nearest station, with services on the London Overground running to Highbury & Islington and Dalston Junction in one direction and Clapham Junction in the other. The Underground can be picked up at Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan Lines) or Old Street (Northern Line).

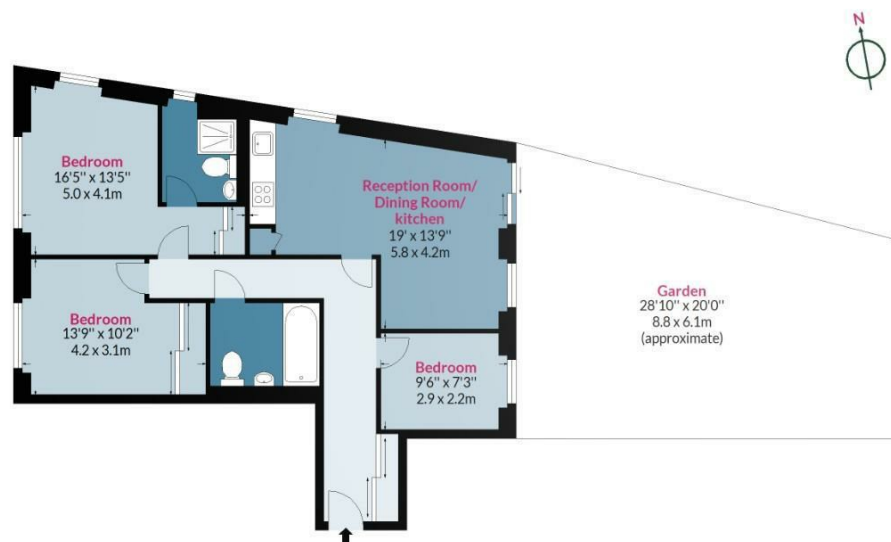




Cosmopolitan House, Christina Street, EC2A

Approx. Gross Internal Area 867 Sq Ft - 80.54 Sq M
Approx. Gross Terrace Area 561 Sq Ft - 52.14 Sq M

BUTLER & STAG



Second Floor



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 20/2/2023

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

020 8102 1236

508 Roman Road, Bow, London, E3 5LU

bow@butlerandstag.com

www.butlerandstag.uk