



Geffrye Street, London, E2

BUTLER & STAG



A well-presented two-bedroom duplex garden maisonette spanning 770 Sq/Ft, ideally located in the heart of Hoxton, just moments from the iconic Shoreditch High Street.



Leasehold

- Duplex Garden Maisonette
- Two Bedrooms
- Chain Free
- Front & Rear Garden
- 770 Sq/Ft Internal Living Space
- Kitchen Diner
- Hoxton Station A Moments Walk Away
- Shoreditch High Street Close By

Arranged over two floors, this home offers a well-balanced layout and a front and rear garden to enjoy. The spacious reception room provides a comfortable setting, while the separate kitchen is thoughtfully designed with ample storage and worktop space.

Upstairs, two well-proportioned bedrooms offer flexible accommodation, ideal for professionals, or those working from home. A bathroom and additional storage further enhance the practicality of the property.

A key feature of this maisonette is the front and rear garden, offering an outdoor retreat in such a vibrant central location.

Positioned in one of East London's most sought-after neighbourhoods, the property benefits from immediate access to an array of trendy cafés, restaurants, boutiques, and nightlife, with excellent transport links close by, making it an ideal purchase for both owner-occupiers and investors alike.



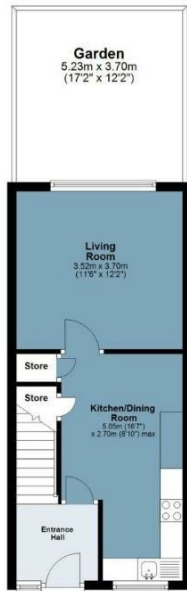


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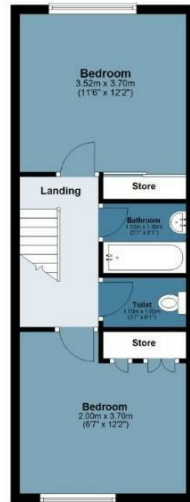
Approx. Gross Internal Area 71.6 sq. metres (770.3 sq. feet)



Ground Floor
Approx. 32.1 sq. metres (345.2 sq. feet)
(excluding Garden)



First Floor
Approx. 39.5 sq. metres (425.1 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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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.

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