



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

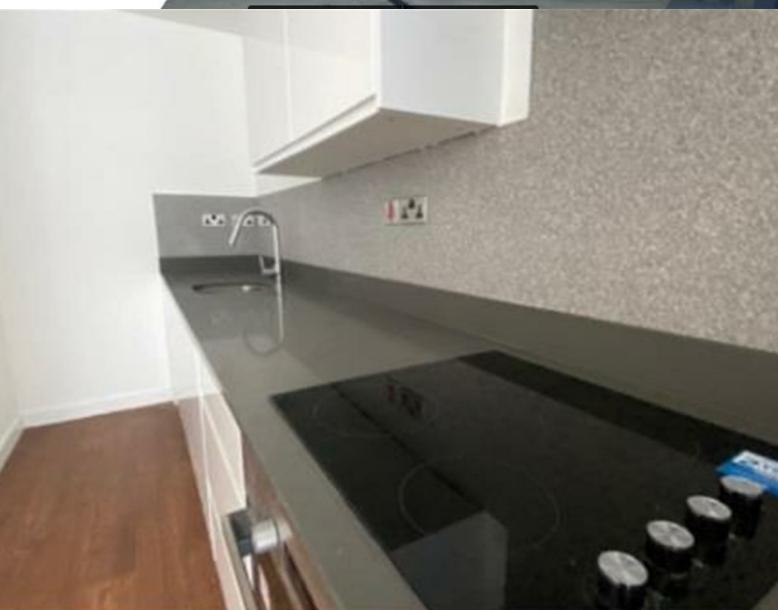
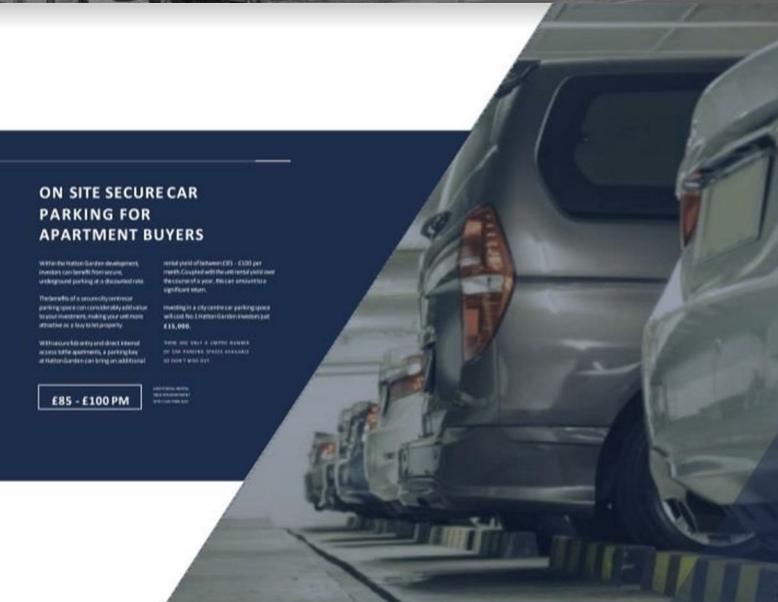
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### 1 Hatton Garden, Liverpool, L3 2AJ

Asking Price £309,690

Subject to Contract

- Great home or investment
- Transformed into high level residential development
- UKs no 1 hot spot for buy to let
- Good transport links
- Secure parking available



## 1 Hatton Garden, L3 2AJ

LIVERPOOL HAS RECORDED A 535% GROWTH IN DEMAND FOR SERVICED ACCOMMODATION IN THE LAST 2 YEARS... no.1 Hatton Garden is

a former office building that is soon to be transformed into a luxury city cent residential apartments. Perfect for young professionals and couples, each apartment will radiate a homely feel without compromising on space or style. Situated on Hatton Garden this quiet area is sandwiched between the Georgian Quarter, Retail Core, and Commercial District making it a perfect location for city-center living.

There are already a number of well-established long-term residential communities on and adjacent to Hatton Gardens supplemented by a range of local amenities such as coffee shops, convenience stores, gyms, and doctor's surgeries. Within three minutes walk of Hatton Garden occupants can tap directly into everything the city centre has to offer and the greenspace

Johnsgardeniswithin100mwiththe

World Heritage Waterfront 500m in the opposite direction. The location has excellent transport links by road, rail, and bus with Lime Street Station being only 4 minutes walk away, taking you directly to Manchester in 30 minutes and into London in under 2 hours. The location has excellent transport links by road, rail, and bus with LimeStreet Station being under 2 hours.

**Tenure** Leasehold

**Price** Asking Price £309,690 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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