

COTTONS GARDENS

LONDON E2 8DN

Freehold

- Freehold Victorian warehouse
- Just under 3400 sqft (approx.)
- Mixed use
- Roof terrace and balconies
- Original character throughout

An opportunity to acquire an original freehold Victorian warehouse built circa 1860 which was formerly a printworks. This mixed use residential/commercial building spans just under 3,400 sq ft (approx.) over 5 floors of a classic character filled warehouse. Currently used and laid out as an office on the ground/lower ground floor, studio apartment on the first floor and triplex loft apartment on the second, third and fourth floors with roof terraces.

Historical freehold warehouses rarely come to the market in central Shoreditch, especially with authentic character throughout, including loading doors complete with external loading winch, large critical windows both north and south facing, high ceilings, exposed red brickwork and original wood floors.



COTTONS GARDENS

LONDON E2 8DN

The roof extension which houses a large open plan living space also benefits from two terraces and access to a roof terrace with stunning unobstructed 360 degree views across the City.

The main entrance opens to a hallway with access to the self-contained B1 office unit on the ground and lower ground floor. This two floor level is linked via an open plan staircase and includes wooden floors, good ceiling height, large window fronting Cottons Gardens, gas central heating, toilet and kitchen facilities. On the first floor is a characterful studio apartment with kitchen, shower room and open plan living with crittall windows at either end.

The upper floors, currently used as a large three double bedroom loft apartment, has been designed embracing all of the original warehouse features in mind including loading doors on every landing of the staircase.



COTTONS GARDENS

LONDON E2 8DN

With two large double bedrooms and three piece bathroom (including free standing claw foot bath) on the second floor and a south facing open plan kitchen/dining room and third large double bedroom on the third floor.

The top floor open plan living/entertaining space (including separate w/c) has sliding doors to the north and south that lead out to two decked terraces/balconies and unobstructed views across the rooftops of Perseverance Works towards the City . A spiral staircase from the southern facing terrace leads to roof terrace (unofficial) with recessed seating area and birds eye views of Shoreditch and The City in all directions.



COTTONS GARDENS

LONDON E2 8DN

Cottons Gardens is a tucked away historical cobbled street just off the lower end of Kingsland Road by Old Street. The property is located within Shoreditch's vibrant mixed-use area with an abundance of thriving businesses served by many shops, amenities, eateries and bars. Old Street Station (Northern Line) is only minutes away along with the overground at Shoreditch High St Liverpool Street and Moorgate Stations are also within short walking distance and the area is served by numerous bus routes.



COTTONS GARDENS

LONDON E2 8DN



COTTONS GARDENS

LONDON E2 8DN



COTTONS GARDENS

LONDON E2 8DN



APPROX. GROSS INTERNAL FLOOR AREA 3388.47 SQ FT / 314.80 SQM
APPROX. GROSS EXTERNAL FLOOR AREA 653.36 SQ FT / 60.70 SQM
RESTRICTED HEIGHT AREA 24.75 SQ FT / 2.30 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

LET'S TALK

SALES
LETTINGS
OFF MARKET
ACQUISITIONS
DEVELOPMENT
COMMERCIAL
VALUATIONS

TOBIAS ALLAN
Director
07970 963 478

JAMES DAINTON
Director
07930 858 612

ADAM JONES
Director
07769 275 027

