

COTTON'S GARDENS

LONDON E2 8DN



THE PROPERTY BROKERS

Freehold

- Freehold Victorian Warehouse
- 3 bed 3 bath
- 1,591 sqft (approx.)
- Roof terrace
- Original character throughout

Available to purchase for the first time in over 10 years is this original freehold Victorian warehouse on Cotton's Gardens built in circa 1860 which formed part of a printworks. Spanning 1,591 sqft (approx.) this unique homes provides flexible accommodation across 4 floors, particularly well suited to the 'work from home' set up.

Currently configured with an optional bedroom/study on the ground floor, 2 further double bedrooms on the uppers, 3 bathrooms, a large open plan living space split between them plus the all-important outdoor space on the top; a roof terrace with views across Perseverance Works towards the City. Featuring large, original crittal windows, timber floors, whitewashed brickwork and wooden loading doors, the space is a true definition of a warehouse.



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With very few Shoreditch freehold warehouses of this scale in existence, let alone on the market the opportunity for an incoming purchaser is a unique one to put their own stamp on a space just a 10-minute walk from Bishopsgate.

Cottons Gardens is a cobbled street just off the lower end of Kingsland Road/top of Shoreditch High Street near to Old Street. The immediate area provides a mix of established and new, upcoming businesses that range from exciting restaurants to innovative design firms and household fashion houses to boutique hotels.

Transport connections are convenient with Old Street Station (Northern Line) only a few minutes away, the Overground at Shoreditch High St plus Liverpool Street and Moorgate Stations within short walking distance.



020 7993 6553

INFO@TBAPROPERTY.COM

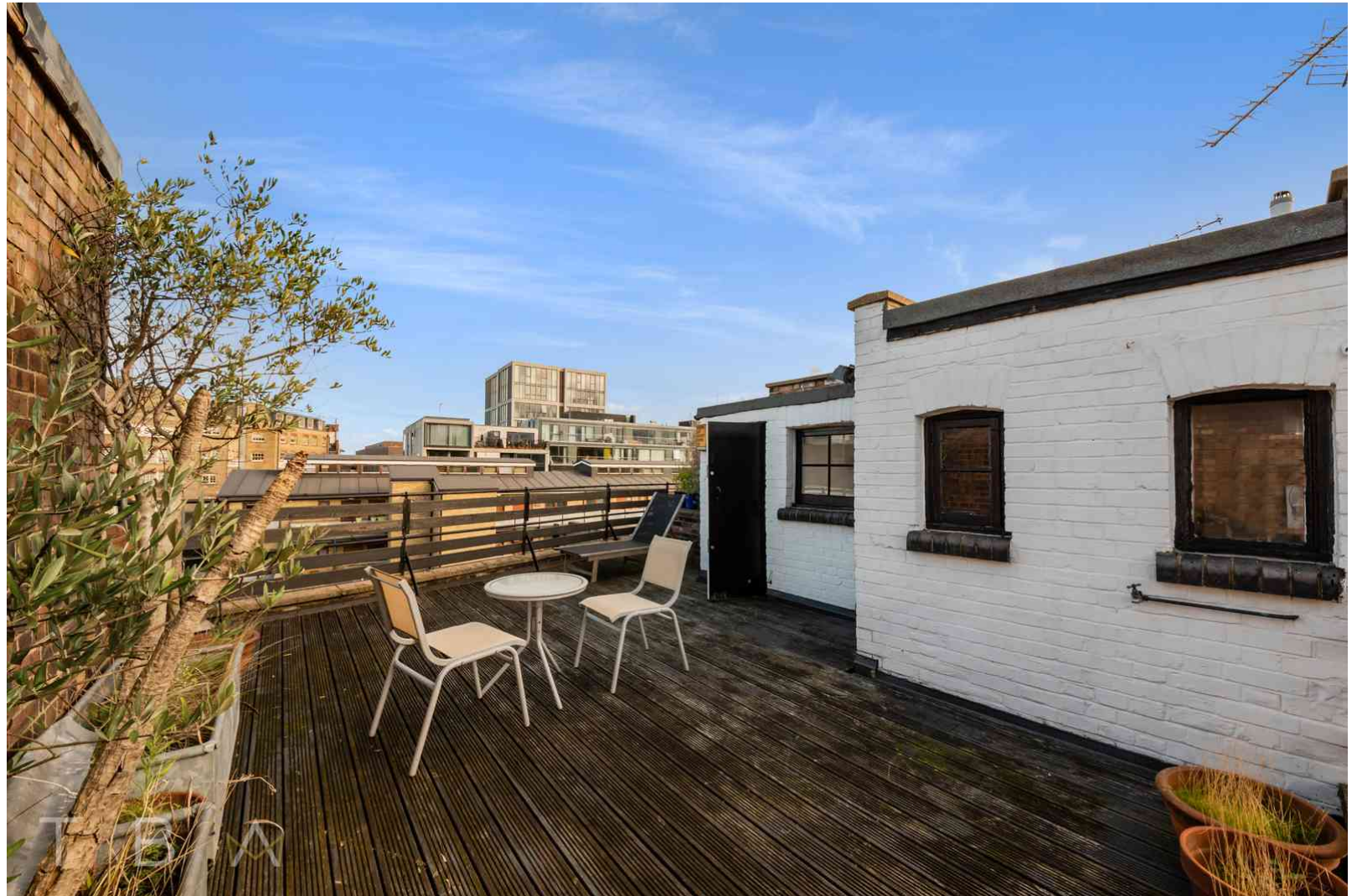
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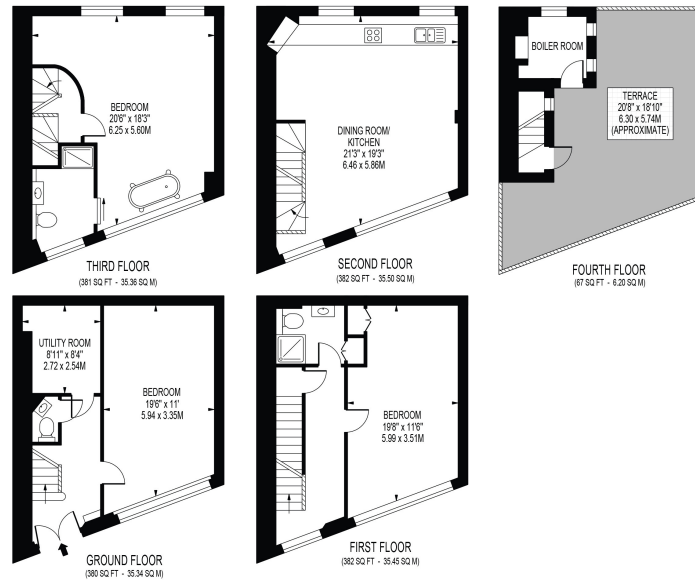
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APPROXIMATE GROSS INTERNAL FLOOR AREA: 1591 SQ FT - 147.85 SQ M



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Director

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07930 858 612

ADAM JONES

Director

07769 275 027

