

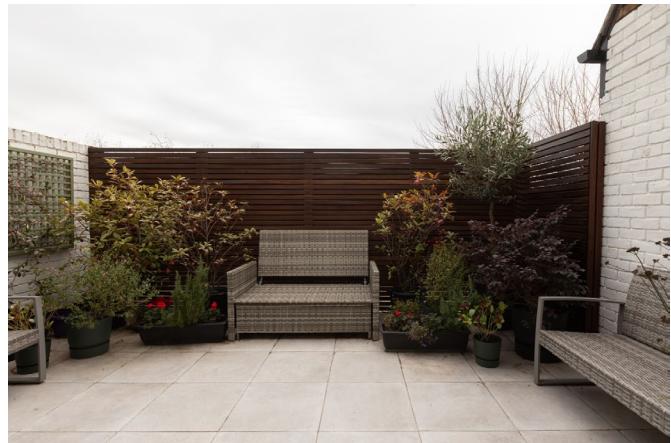


- £750,000
- Duplex Apartment
- 2 Bedrooms
- 2 Bathrooms
- Circa 910 sqft

## Columbia Road, Shoreditch E2

This exceptional duplex on Columbia Road is a masterclass in thoughtful, high-end renovation, designed to celebrate light and perspective. This well-balanced home is both aesthetically pleasing and effortlessly functional. Overseen by the design and build firm Get Turner in 2020/21, the property features striking large-format IdealCombi windows throughout that act as frames for the surrounding area. These expansive windows fill the home with green views of the neighbouring trees in the summer months and offer a glittering silhouette of the city skyline as the sun sets.

# Easthaus



Situated on the top two floors of a well-maintained purpose-built block, the second floor is a light-filled and peaceful sanctuary, featuring engineered oak flooring and an abundance of clever storage.

The bespoke eat-in kitchen is a particular highlight, created by Louis Baker and featuring bespoke sage-green cabinetry, with integrated appliances—including dishwasher and full-height fridge and separate full-height freezer. A smartly designed integrated drying cupboard ensures worktops remain clear and uncluttered.

The living area is bathed in natural light, with sliding doors leading to a truly rare urban oasis: a south-facing terrace. This outdoor room is finished with cedar fencing, a steel fascia, and an electric awning, making it an ideal spot for year-round relaxing or entertaining.

On the third floor, the property's character is elevated by charming, pitched ceilings. Both double bedrooms are dual-aspect, ensuring they remain bright throughout the day while offering those signature westerly views of the city. The second bedroom enjoys its own private balcony overlooking Columbia Road. The principal bedroom features a full wall of fitted wardrobes, including a "secret" vanity and dressing station. This floor also hosts a smartly designed shower room between the bedrooms, complementing the main family bathroom on the floor below which houses the washer/dryer and further storage. Both bathrooms have underfloor heating as well as towel radiators.

As part of the refurbishment the property was fully rewired and now benefits from dimmer switches. A new boiler was also installed.

In addition to the excellent amount of bespoke cabinetry and fitted storage, there is under stair storage, undemised boarded loft space with an integrated ladder, and large undemised ground floor storage cupboard. It is also worth noting that the lease has been extended and has approx. 177 years remaining, £10 p.a. ground rent, and service charges c. £2,011 p.a.

## Area

Situated at 56 Columbia Road, this home is immersed in one of London's most beloved neighbourhoods. While famous for its Sunday Flower Market, the street retains a quiet, neighbourly feel during the week. For families, the property is perfectly positioned for the highly regarded Columbia Primary School, which remains a popular choice for local parents. The Jesus Hospital Estate conservation area is tucked just behind with its picturesque Green, and location still manages to retain a unique character and village feel whilst remaining walking distance to the City of London. The surrounding area is brimming with independent coffee shops, acclaimed restaurants, and exclusive retailers, notably on Columbia Road, Hackney Road, Brick Lane, Redchurch Street and Broadway Market. Some of the immediate hotspots and Easthaus favourites include: The Birdcage, Brawn, Morito, Sager & Wilde, Pavilion, Nelly Duff, Campania, Botanique and The Royal Oak.

Hoxton Station (Overground): 0.3 miles.

Shoreditch High Street Station (Overground): 0.6 miles.

Old Street Station (Northern Line): 0.8 miles.

Liverpool Street Station (Central Line, Elizabeth Line, Metropolitan, Hammersmith & City, Circle, Overground, National Rail): 0.9 miles



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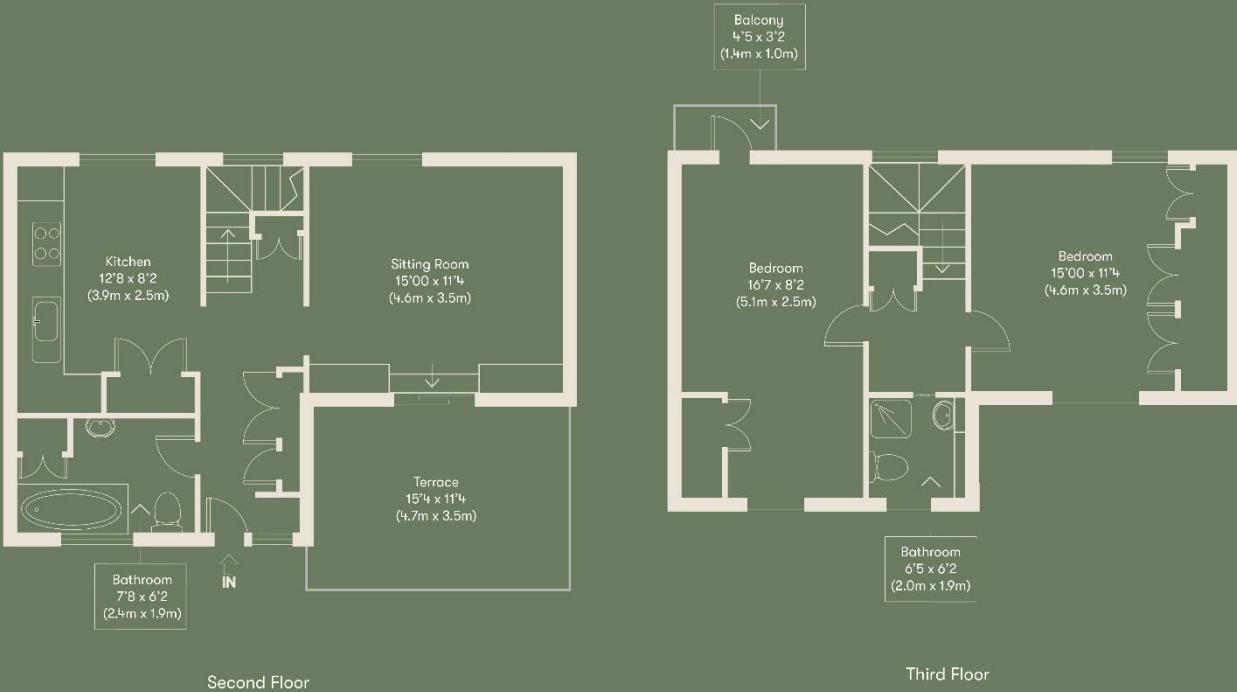


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Columbia Road, E2  
Approximate Gross Internal Area  
910 sq ft (85 sq m)



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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