



HARDINGE STREET, LONDON, E1  
**£475,000 LEASEHOLD**

## A STYLISH, DOUBLE HEIGHTED, ONE BEDROOM MAISONETTE IN A PUB CONVERSION

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

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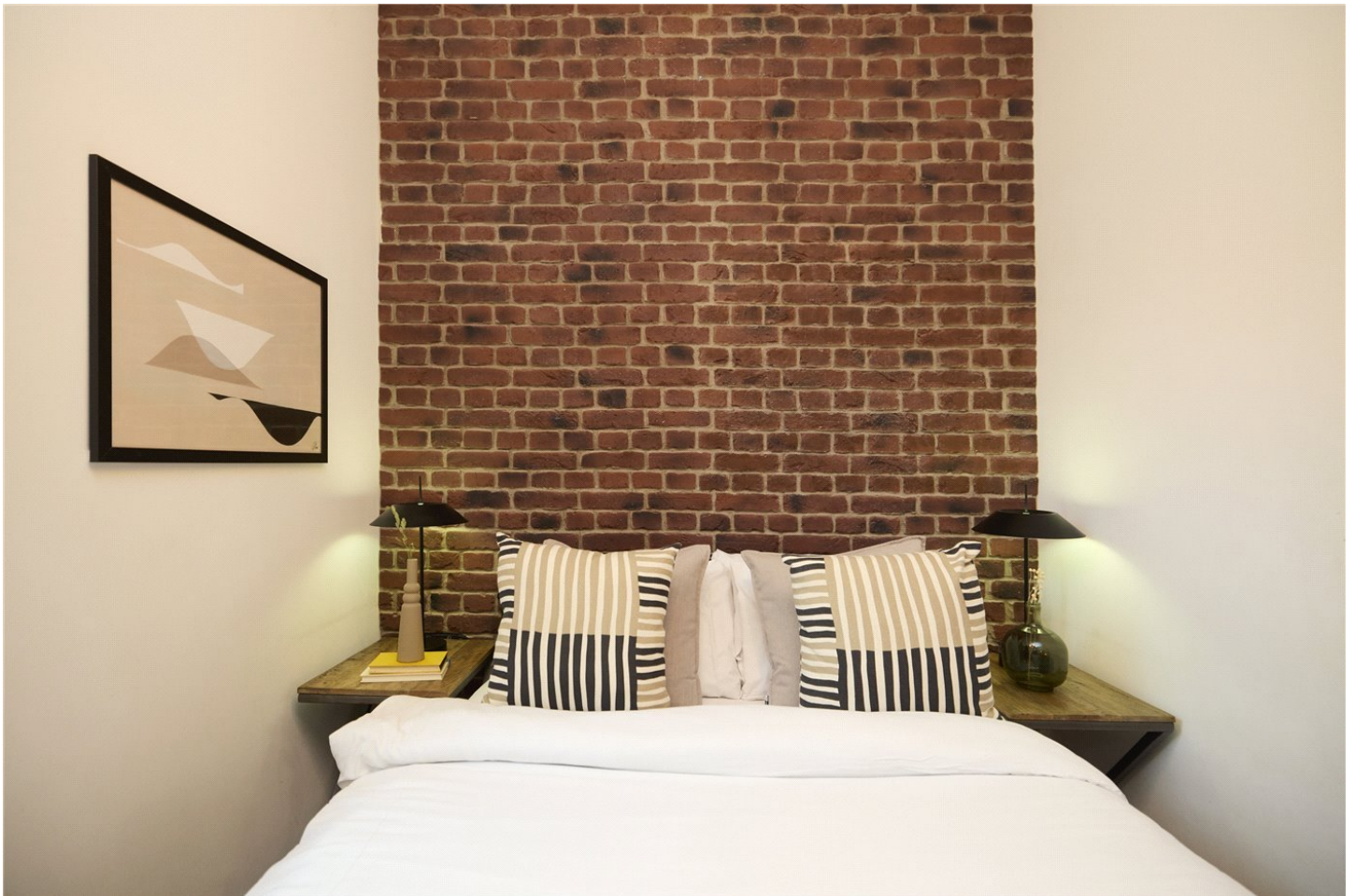
## DESCRIPTION:

A stunning one bed split-level apartment with its own front door set in the converted public house only 0.2 miles from Shadwell Basin.

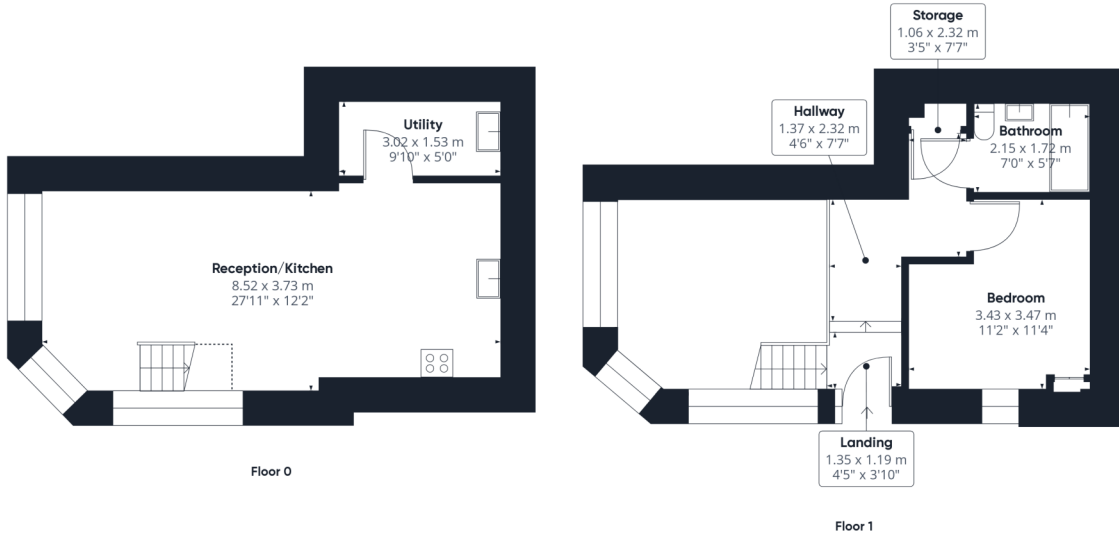
The property boasts private entrance and from there the double bedroom is located to the side aspect and a three-piece bathroom suite. On the lower ground floor is a wonderfully light open plan kitchen, dining, living space with double height ceilings that have south facing charming old pub-style windows.

Hardinge Street is enviably situated just off Cable Street and 0.3 miles from Shadwell overground and DLR stations. There are also a range of local amenities in Limehouse, Shadwell and Whitechapel, Shoreditch and Wapping.

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**Approximate total area<sup>(1)</sup>**  
57.65 m<sup>2</sup>  
620.53 ft<sup>2</sup>

**Reduced headroom**  
1.49 m<sup>2</sup>  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78 78
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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