



Number 1 Hatton Garden
KINGSWAY HOUSE
HATTON GARDEN
LIVERPOOL

1 Hatton Garden, Liverpool, L3 2AJ

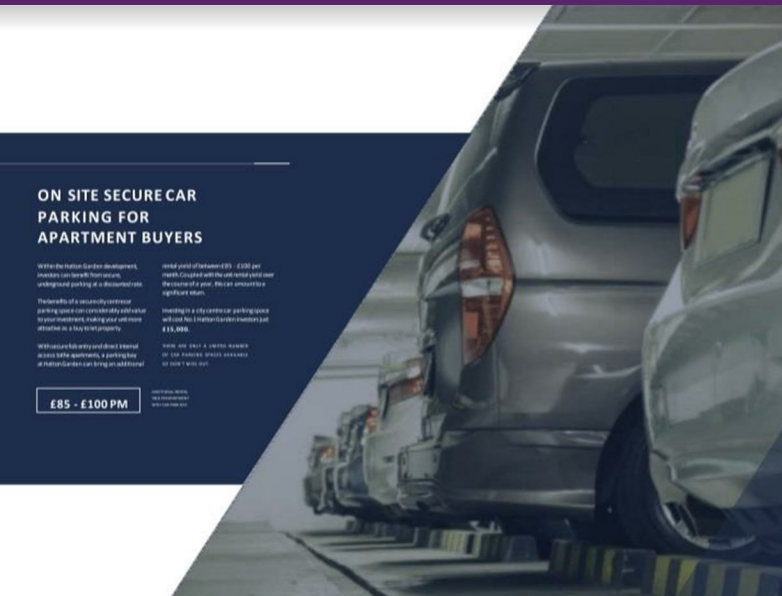
Asking Price £195,000

Subject to Contract

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



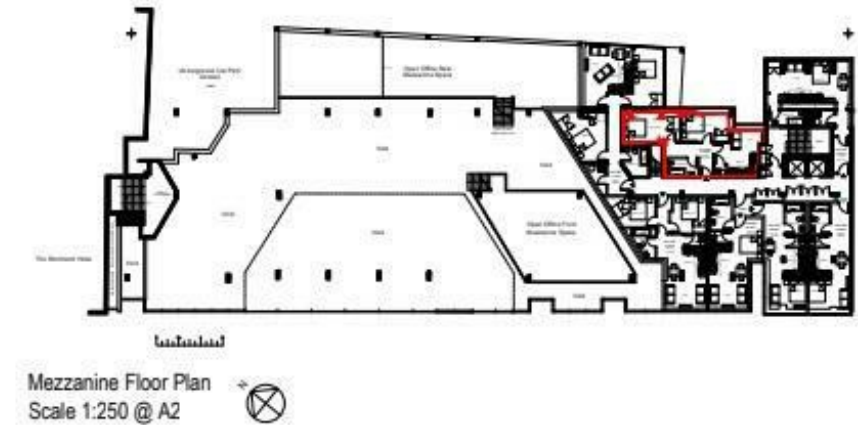
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LIVERPOOL HAS RECORDED A 535% GROWTH IN DEMAND FOR SERVICED ACCOMMODATION IN THE LAST 2 YEARS... no.1 Hatton Garden is a former office building that is soon to be transformed into a luxury city cent residential apartments. Perfect for young professionals 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

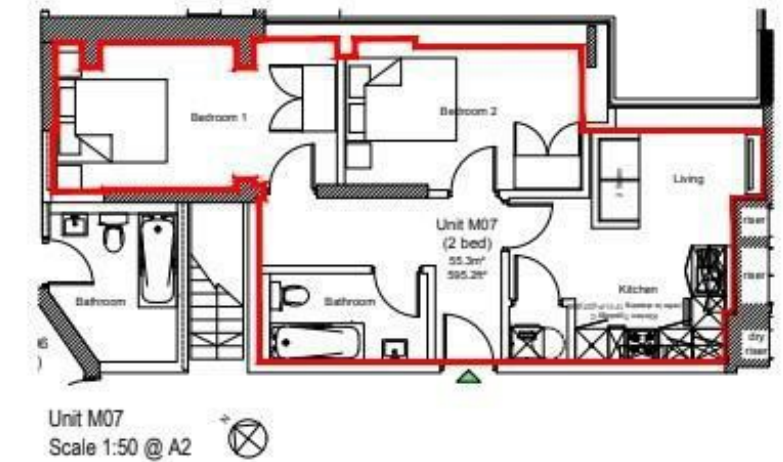
Johnsgardeniswithin100mwiththe

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.



Unit Boundary ————
Site Boundary ————

Kingsway House,
Hatton Garden,
Liverpool, L3 2AJ
Unit M07
Mezzanine Floor
55.3m² / 595.2ft²



Rev. /

Tenure Leasehold

Price Asking Price £195,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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