



Number 1 Hatton Garden
KINGSWAY HOUSE
HATTON GARDEN
LIVERPOOL

1 Hatton Garden, Liverpool, L3 2AJ

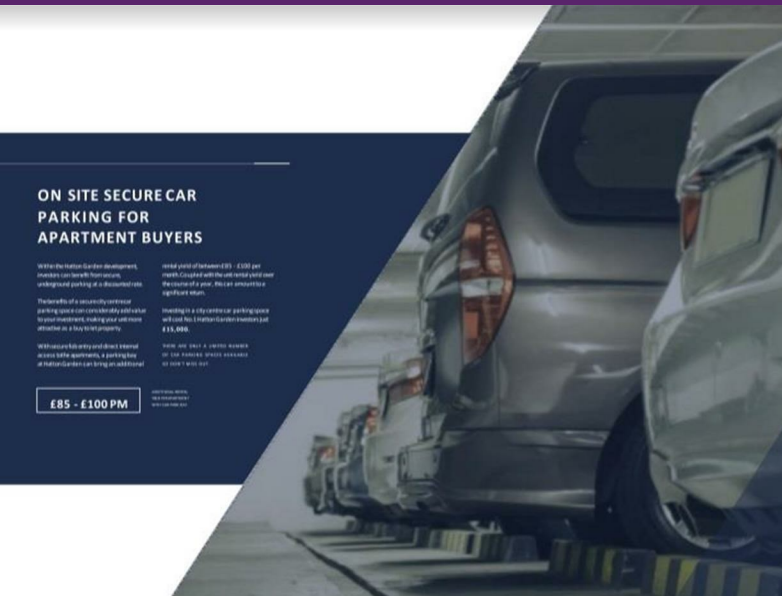
Asking Price £157,000

Subject to Contract

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

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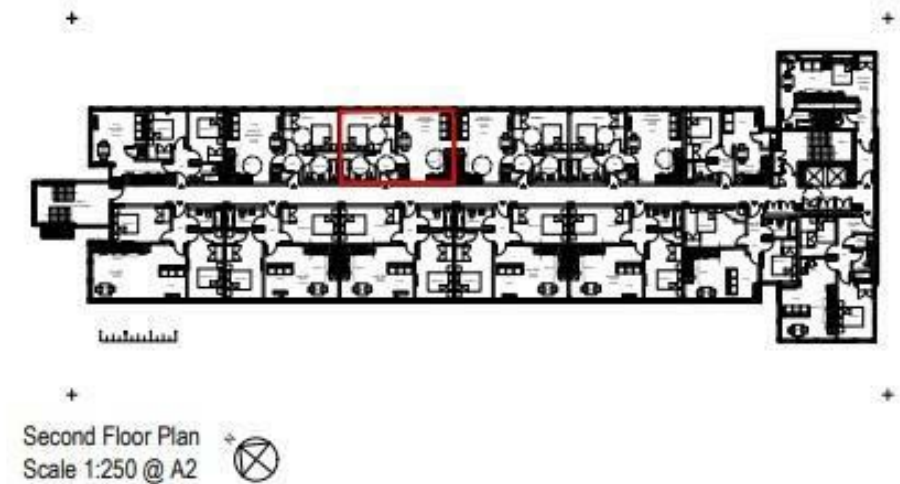
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LIVERPOOL HAS RECORDED A 535% GROWTH IN DEMAND FOR SERVICED ACCOMMODATION IN THE LAST 2 YEARS... no.1 Hatton Garden is a former office building that is soon to be transformed into a luxury city cent residential apartments. Perfect for young professionals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

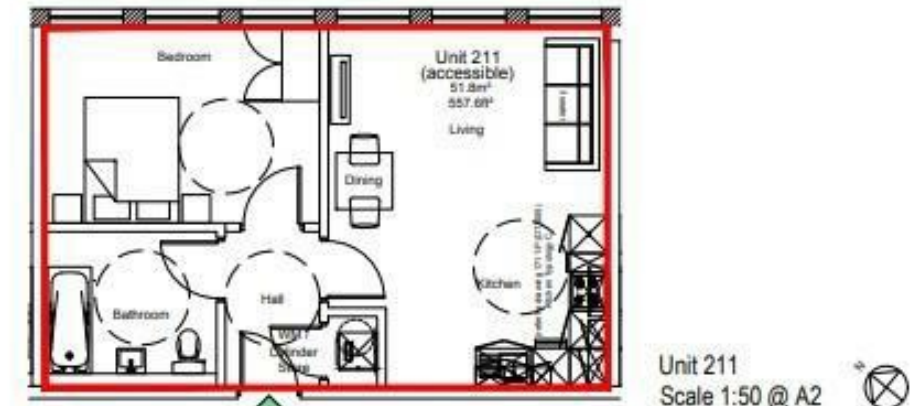
Johnsgardeniswithin100mwiththe

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 ——— (red line)
Site Boundary ——— (blue line)

Kingsway House,
Hatton Garden,
Liverpool, L3 2AJ
Unit 211
Second Floor
51.8m² / 557.6ft²



Tenure Leasehold

Price Asking Price £157,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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