

# hotblack desiato

ESTATE AGENTS

SHEPHERDESS WALK, N1 7JN

£1,595,000

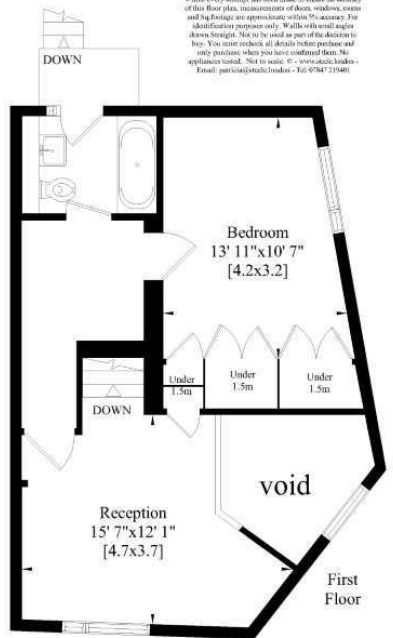
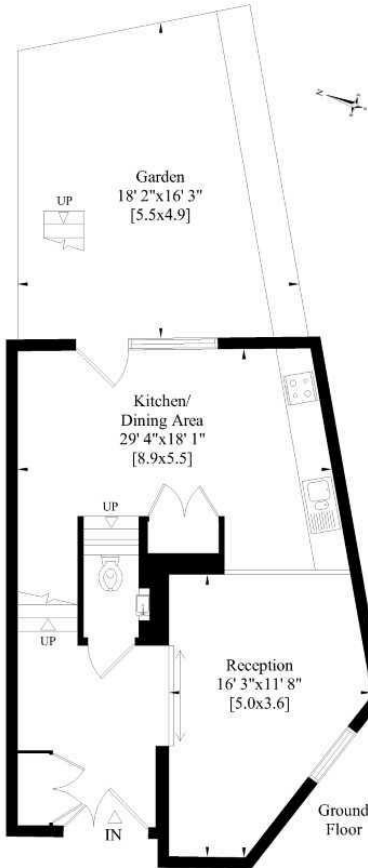
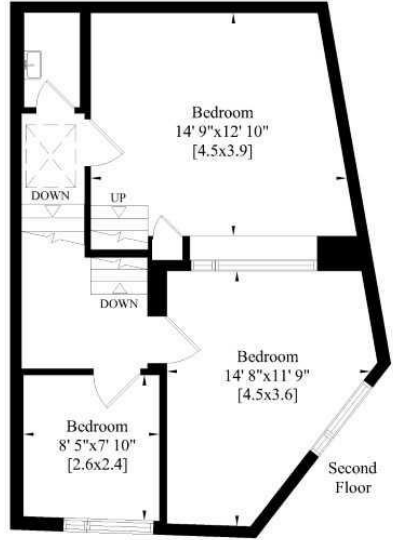
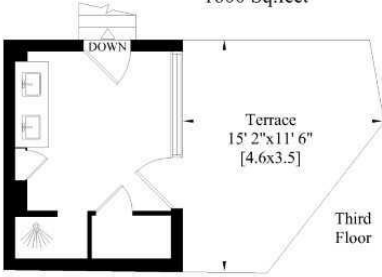


A unique 4 bedroom house in a quiet and central location within easy reach of the City and only half a mile from Old Street station. This light and spacious house makes up part of a special, boutique development that has been skilfully designed by Jaccaud Zein Architects to provide a house featuring mezzanine floors, galleried rooms and double height ceilings. Large windows, wonderful entertaining space and 21st century design feature prominently as does use of natural materials such as glass, timber and stone. Walls feature a waxed plaster finish and there is beautiful, solid oak flooring throughout. Shepherdess Walk is an oasis of peace and calm within strolling distance of the vast array of exciting shops, markets, cafes and restaurants to be found in the vibrant and fashionable areas of Shoreditch. Hoxton. Anael and Clerkenwell.

- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Spacious Kitchen
- Oak Flooring
- Great Location
- Roof Terrace
- Garden
- Freehold
- Council Tax: £2,156 (Band G )
- Approx.: 1,600 sq ft
- Rental Estimate: £1,350 per week

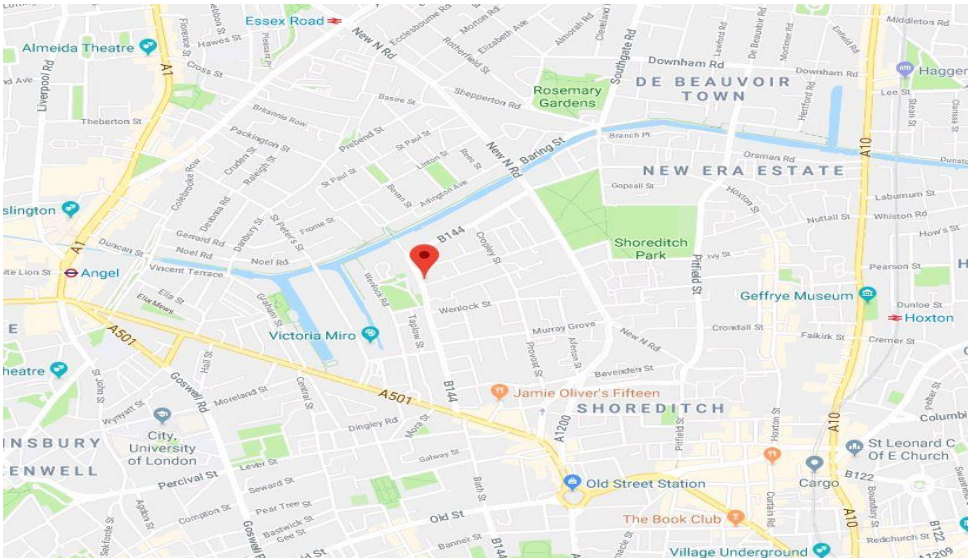
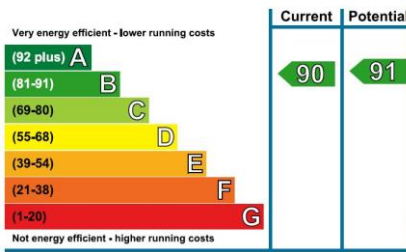


Sheperdess Walk N1  
 Gross Internal Area:  
 149 Sq. metres  
 1600 Sq.feet



While every attempt has been made to ensure the accuracy of this floor plan, measurements of floors, walls, rooms and Sq.Footage are approximate within Tolerance. For identification purposes only. Walls with small angle shown straight. Not to be used as part of the decision to buy. You must check all details before purchase and only purchase when you have confirmed them. No appliances tested. Not to scale. © - www.southcoastuk.com - Email: partys@southcoastuk.com - Tel: 07847 319461

## Energy Efficiency Rating



## TRANSPORT LINKS

Old Street station (Great Northern) is approximately 0.5 miles away.

Angel station (Northern Line) is approximately 0.8 miles away.

Hoxton station (Overground) is approximately 1.1 miles away.

Numerous bus routes run close by giving easy access to The City and West End.

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