



Shepherdess Walk, London, N1

BUTLER & STAG



Nestled within the historic charm of Shepherdess Walk's iconic factory conversion, this stunning three bedroom apartment effortlessly blends contemporary luxury with industrial heritage. Boasting spacious living areas, premium finishes, and an unbeatable location, this residence offers a lifestyle of sophistication and convenience.



Leasehold

- Former Clothes Factory Conversion
- Exposed Brick Work / Large Windows / Engineered Oak Flooring
- Two Bedrooms & Study
- Over 1,000 Sq/Ft Of Internal Living Space
- Close To Shoreditch, Angel & Clerkenwell
- High Specification Kitchen

Upon entering, you're greeted by an inviting foyer that sets the tone for the apartment's modern elegance. The open-concept layout seamlessly integrates the living and dining areas, creating a fluid space for both relaxation and entertainment. Large windows flood the interior with natural light, highlighting the sleek lines and polished surfaces throughout.

The kitchen is a culinary enthusiast's dream, featuring top-of-the-line appliances, sleek handleless cabinetry, ample storage, and Corian work surfaces. Whether preparing a casual meal or hosting a dinner party, this space is as functional as it is stylish.

The three bedrooms offer serene retreats, each designed with comfort and privacy in mind. Two additional bedrooms provide versatility, ideal for guests, or home office space.

In summary, this 3-bedroom apartment in the Shepherdess Walk factory conversion offers a rare opportunity to experience the best of modern living in a historic setting. With its impeccable design, prime location, and array of amenities, it's a place where luxury meets lifestyle, inviting you to indulge in the ultimate urban oasis.

Located just moments from the creative and tech hub of Old Street, yet within easy reach of Angel's Upper Street, Vibrant Hoxton and Shoreditch, Clerkenwell and The City. A number of bars and eateries can be found along the nearby Regent's Canal and the open green spaces of Shoreditch Park are also close by. Ideally located for a number of transport links including Old Street station (Northern Line & National Rail) offering swift and direct links to the City and West End.

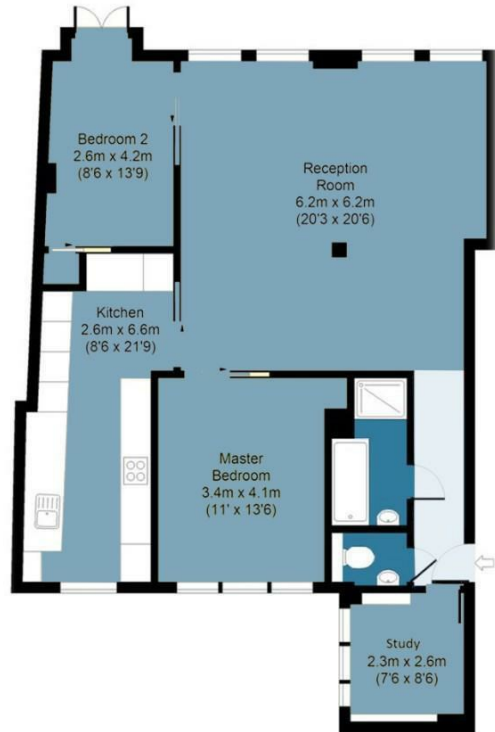




44 Shepherdess Walk

Approx. Gross Internal Area 100 Sq M (1071 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.