



**Poole Street, N1**  
**£1,150,000**

**Dexters**



## Poole Street, N1

A large, almost 1,500 sq.ft, two-bedroom, split-level apartment in the award-winning Gainsborough Studios. The raised ground floor consists of a generous living room with ample space for dining and entertaining. The uninterrupted views directly over the canal give this property its unique feel.

Downstairs are two large double bedrooms, one of which has an en-suite, and the second bathroom is also modern with a contemporary finish. The property is presented to a high standard throughout and benefits from generous storage.

Conveniently located just over half a mile from Old Street Underground (Northern line and National Rail) and Hoxton Station (Overground), the Elizabeth Line is within a ten minute bus ride. The property is next to the Regent's Canal and walking distance to the many wine bars, gastropubs, and cafés on Upper Street and Shoreditch.

### Features

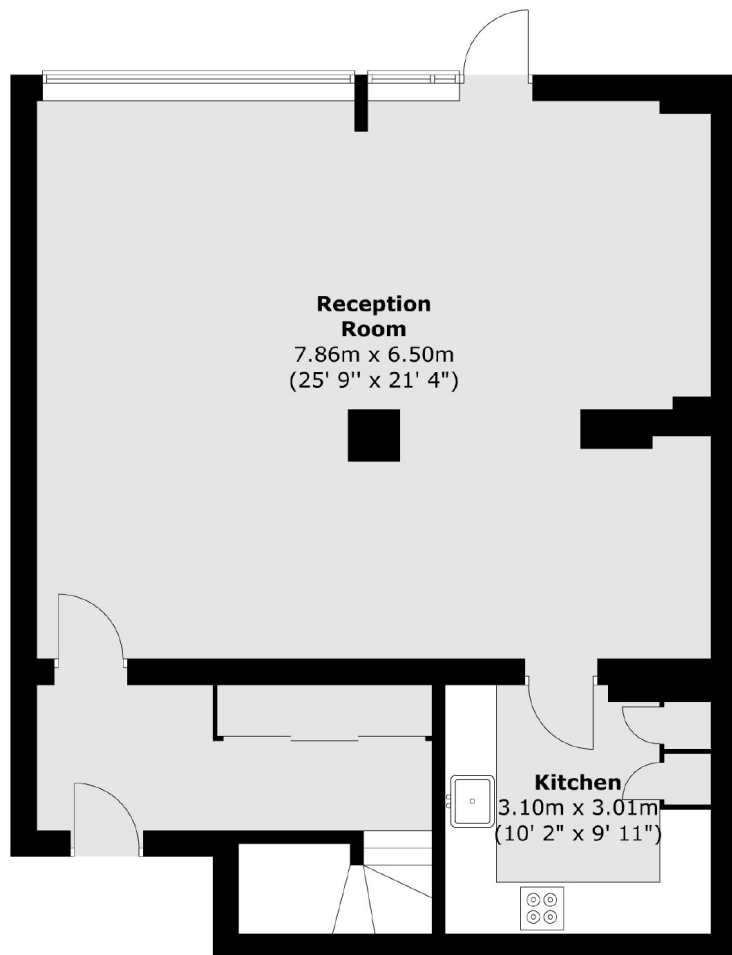
- Two Double Bedrooms
- Canal View
- Dual Aspect
- En Suite
- Chain Free
- 1,443 sq.ft



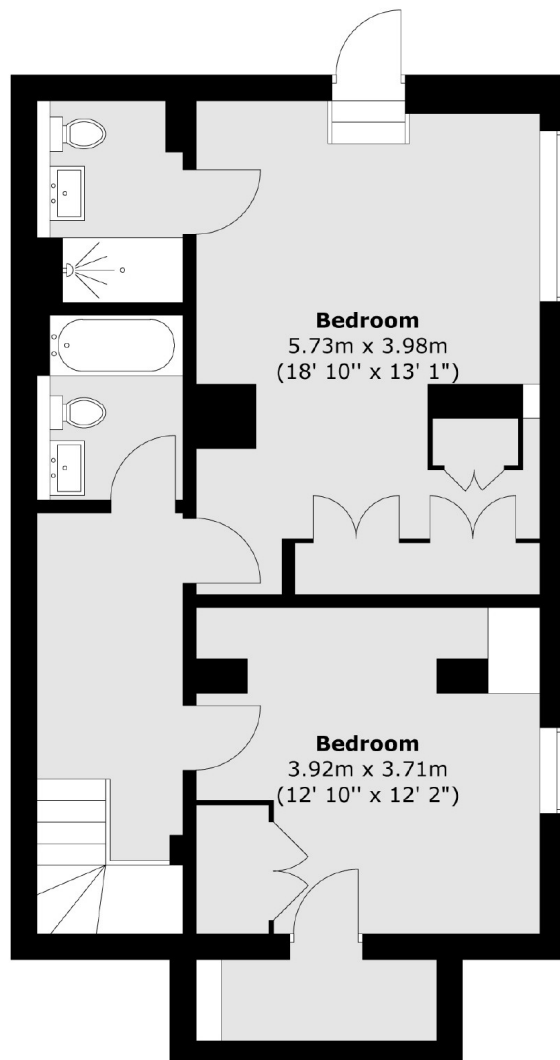


# Poole Street, London, N1

**Raised Ground Floor**



**Lower Ground Floor**



Total area (approx.) : 134.1 sq. m (1443 sq. ft)