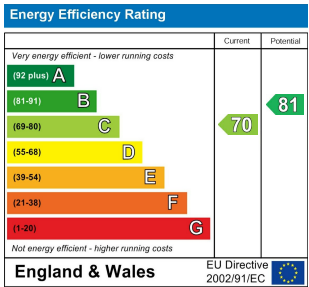
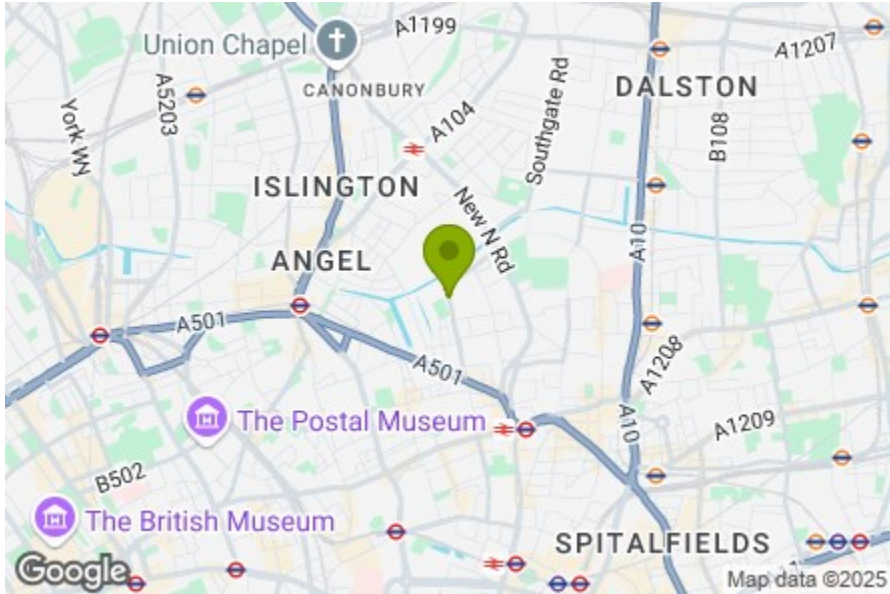




Total Area: 83.8 m² ... 902 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SHEPHERDESS WALK, LONDON

Offers In Excess Of £1,000,000 Share of Freehold
2 Bed House



Features:

- Two Bedroom Conversion
- Two Bathrooms
- Beautifully Presented
- Share of Freehold
- Arranged Over Three Floors

Spread out over three beautifully designed floors, this immaculate two-bedroom, two-bathroom home in the heart of N1 is the perfect blend of style, comfort and location.

The setting is exceptional—despite the peaceful, community-led setting, Old Street is just a ten-minute walk away, Angel is a quick hop across the peaceful Regent's Canal, Shoreditch is strolling distance, as is the Barbican. You're also surrounded by fantastic pubs, independent cafés, galleries, cultural institutions and green spaces, making it an ideal spot for anyone who loves the energy of London's zone one.

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E8, E9, E5, N16, E3 & E2
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0208 520 3077

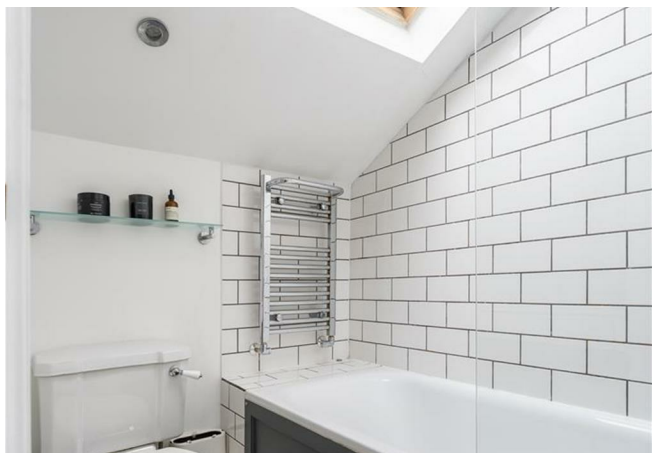
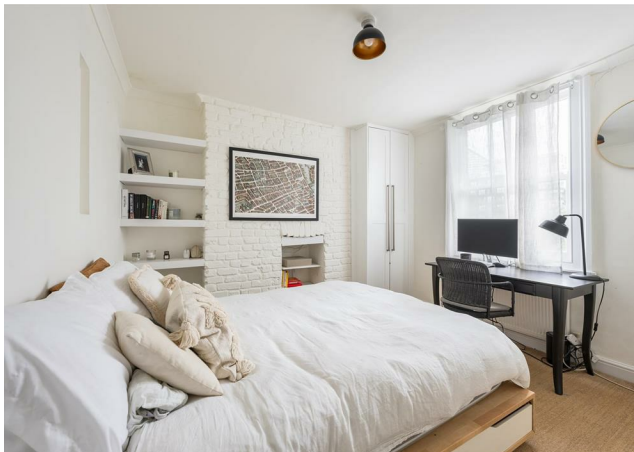
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IF YOU LIVED HERE...

You'll be keen to explore your fantastic new neighbourhood, but first, let's take a look around this beautifully arranged home... Spanning the upper three floors of a classic period terrace, you've got nearly 1,000 square feet of thoughtfully designed space to enjoy.

The reception room is a bright and inviting space thanks to generous sash windows and a calm, neutral palette. Bespoke carpentry provides both elegance and practicality, while exposed brickwork and a fireplace alcove lend character and warmth.

Double doors lead into the adjoining kitchen, where you'll find stylish units, high-spec appliances and a traditional butler sink—blending form and function perfectly. Also on this level is a sleek shower room with quality fittings and contemporary touches.

Upstairs, the second floor has two beautifully finished bedrooms, each with built-in storage and plenty of natural light. Finally, the top floor is home to a smartly designed bathroom with an over-tub shower, classic tiling, and a seamless mix of modern convenience and period style.

Despite being in such a central location, you've got plenty of nature nearby, including Shepherdess Walk Park, which your home backs onto, and Shoreditch Park.

The Regent's Canal will always act as a soothing sight, especially when you can spot narrowboats meandering by. The Narrowboat pub is an excellent perch for this, but there are many, many great pubs in this area, including the Wenlock Arms, the Earl of Essex and William IV on your street.

You can't go wrong with the Victoria Miro Gallery if you want a culture fix, but you're also walking distance from epic institutions like the Barbican and Sadlers Wells, as well as hidden gems like the Shepherdess Walk Mosaic, just moments from your home. Being so close to Upper Street means you've got access to the multiscreen Vue cinema, as well as the Everyman Screen on the Green, the perfect spot for catching indies.

You're near loads of great bus routes, and the Old Street and Angel stations are both stroll distance – each has access to the Northern line, and Old Street is also served by National Rail.

WHAT ELSE?

- The apartment has already been smartly finished, but if you're feeling the need to



A WORD FROM THE OWNERS...

"This has been our favourite home to date. We're only moving as we're upgrading to a family home a little further out of London – but truthfully, we're heartbroken to leave. It's the perfect neighbourhood. Our go-to running route along the canal to Victoria Park is right on the doorstep, and some of our best-loved pubs and coffee spots are just around the corner. The area has completely evolved since we moved in – especially with the brilliant new William IV pub opening this year – and we've felt so lucky to be part of it. Inside, the flat is full of natural light and has been our calm, joyful space. Waking up and looking out onto the park from the staircase or bedroom is still one of our favourite things. It's a peaceful little haven we've always been excited to come home to. We've had many great dinner parties and nights in here – it's the perfect home for a couple or friends. The layout just works, and the location couldn't be better – moments from both Old Street and Angel, but tucked away enough to feel like your own pocket of calm in the city. It's rare to find a home that feels so welcoming and well-located, but this one really has it all. We're incredibly sad to say goodbye, but we know whoever moves in next is in for something very special. We're a little jealous, actually."

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