

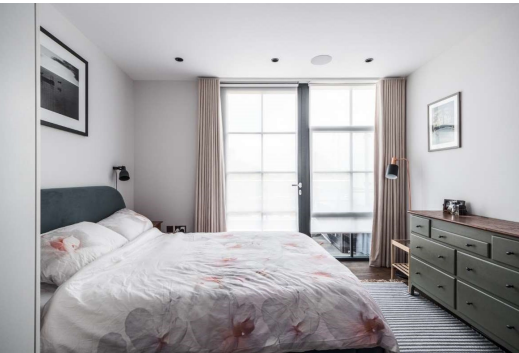


Bracklyn Street

Hoxton, N1

Offers in excess of £1,250,000

Unwind in luxury at this spectacular three-bedroom penthouse in a recently converted Shoreditch warehouse. Step outside onto your jaw-dropping wrap-around roof terrace, boasting outstanding views and perfect for entertaining.



Bracklyn Street

Hoxton, N1

- Penthouse apartment
- Three double bedrooms
- Three bathrooms
- Spectacular wrap around roof terrace
- Secure former warehouse development
- Moments from Shoreditch Park
- Easy access to Angel, Old Street & The Regent's Canal
- On street parking available



Unwind in luxury at this spectacular three-bedroom penthouse in a recently converted Shoreditch warehouse. Step outside onto your jaw-dropping wrap-around roof terrace, boasting outstanding views and perfect for entertaining. This light-filled, design-led apartment features full-height Crittall-style windows throughout, maximizing natural light and showcasing the building's heritage. The bright open-plan kitchen/living space leads seamlessly onto the expansive roof terrace, creating a perfect space for uninterrupted indoor-outdoor living. The penthouse boasts three well-proportioned double bedrooms, two with en-suite bathrooms and direct access to the private terrace. Ample storage throughout ensures effortless living, with fitted wardrobes in all bedrooms and large fitted storage in the hallway. The apartment benefits from zoned underfloor heating and high end appliances throughout. Ideally located, Bracklyn Street puts you moments from the bustling energy of Hoxton, Upper Street and Shoreditch, with a plethora of vibrant bars, restaurants, galleries, and shops at your doorstep. Exceptional transport links connect you to the city: Old Street Station (Northern Line), Essex Road Station (National Rail), Highbury & Islington Station (National Rail & Victoria Line), and excellent bus routes, all within walking distance. Unusually for a central London apartment, on-street parking is also available. Don't miss this opportunity to own a piece of Shoreditch's thriving scene.

Tenure: Leasehold 245 years five months remaining

Service Charge: £3,196 per annum

Ground Rent: £550 per annum

Local Authority: Hackney

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

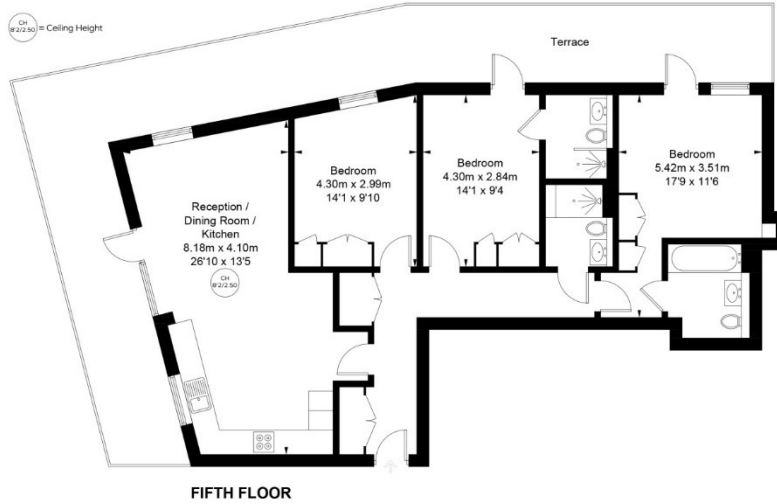
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

BRACKLYN STREET, N1



FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
FIFTH FLOOR = 1060 SQ FT / 98.5 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1093335)