



Shepherdess Walk

Hackney, N1

Offers In Excess Of £900,000

A spacious 3 double bedroom lateral loft/warehouse apartment set on the 1st floor of this converted fashion factory occupying a prominent corner position only moments from Old Street, Hoxton, Shoreditch & Angel.



Shepherdess Walk

Hackney, N1

- Spacious 3 double bedroom lateral apartment
- 33ft X 18ft open-plan kitchen/ reception room
- Former Victorian Factory
- Exposed Brick
- High Ceilings
- Large Windows
- Close To Old Street & Angel



A spacious 3 double bedroom lateral loft/warehouse apartment set on the 1st floor of this converted fashion factory occupying a prominent corner position only moments from Old Street, Hoxton, Shoreditch & Angel. Accommodation comprises an impressive 33ft X 18ft open plan kitchen/reception room with a wonderful large window and exposed brick to 1 wall, 3 well-proportioned double bedroom and a fully fitted bathroom suite. Of particular note and attraction is the array of original factory features including exposed brickwork, high ceilings and expansive windows that flood the space with natural light. The property is ideally located for access to the financial hub of the City, the technology centre of Old Street (Silicon Roundabout) which has stimulated significant growth and investment over recent years. The nightlife, bars restaurants, boutique shops and galleries of Hoxton, Shoreditch and Clerkenwell are all close by, giving a vast array of choice within a small geographical area. Old Street (Northern Line & National Rail) is the closest Underground station. Shepherdess Walk is supremely well located for the walks along the canal to Angel, to the West and London Fields to the East. Hoxton, Old Street and Shoreditch, with an array of vibrant bars, restaurants, galleries and boutique shops, are within easy reach. It may be of interest to note that the immediate vicinity is benefitting from the progressive regeneration with significant development & investment along City Road and around Old Street. Transport can be found at Old Street (Northern Line) and Angel Underground (Northern Line) both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International.

Tenure: Leasehold 124 years 3 months

Service Charge: £2228

Ground Rent: £400

Local Authority: London Borough Of Hackney (Council Tax)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(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	

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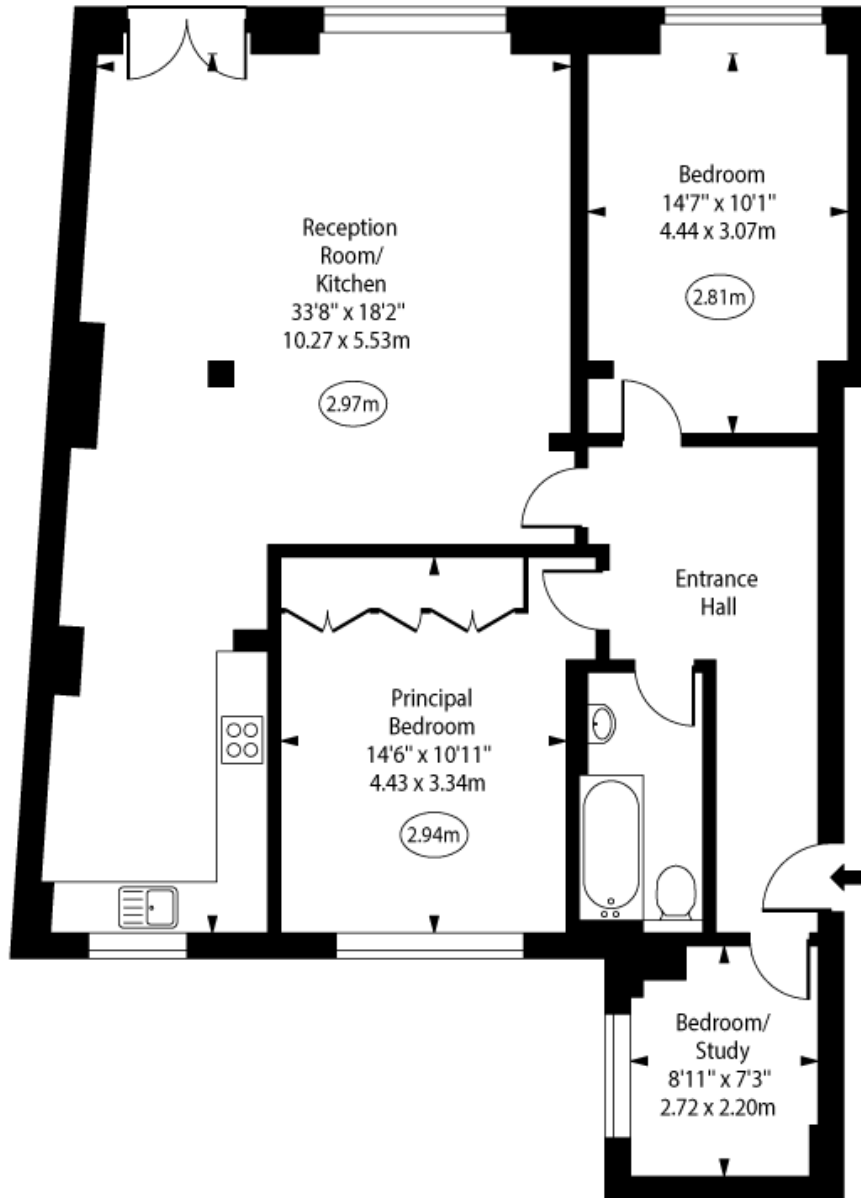
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○ - Ceiling Height



First Floor

Approx Gross Internal Area 1074 Sq Ft - 99.77 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 025346J

