



# Gainsborough Studios South

Poole Street, N1

Asking Price £700,000

A bright and spacious 2 double bedroom apartment finished to an exceptional standard by the current owners offering a fantastic opportunity to live in luxury on the seventh floor of a prestigious landmark development.

CHESTERTONS



# Gainsborough Studios South

1 Poole Street, N1

- 2 double bedrooms
- Open-plan kitchen/dining/living space
- Refurbished to a high standard
- Courtyard facing
- Moments from Shoreditch Park



A bright and spacious 2 double bedroom apartment finished to an exceptional standard by the current owners offering a fantastic opportunity to live in luxury on the seventh floor of a prestigious landmark development. The property is well-proportioned comprising; spacious open-plan living/kitchen/dining space with a bespoke high-end kitchen with high-specification integrated appliances; the two bedrooms are both generously sized with build-in wardrobes; the bathroom is contemporary with luxury finishing. With solid oak parquet flooring, buster and punch handles; and additional luxury touches it is a property that needs to be seen to be appreciated. The development occupies the site of Alfred Hitchcock's old film studios, bounded by the Regents Canal on one side and Shoreditch Park on another and benefits from a 24 hour concierge. There is a gym within the development (HITIO) overlooking the canal although membership is not included. Also within Gainsborough can be found a coffee shop & Co-Op supermarket. The property is conveniently located for access to Hoxton and Shoreditch, with an array of trendy bars, restaurants, galleries and boutique shops. Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail & Victoria Line) are the closest stations. The bus routes of Southgate Road and New North Road provide good links to the City. The canal provides good walks to the greenery of London Fields to the East and Angel to the West.

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**Tenure:** Leasehold 976 years 7 months

**Service Charge:** £5000

**Ground Rent:** £200

**Local Authority:** London Borough Of Hackney (Council Tax)

**Council Tax Band:** D

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

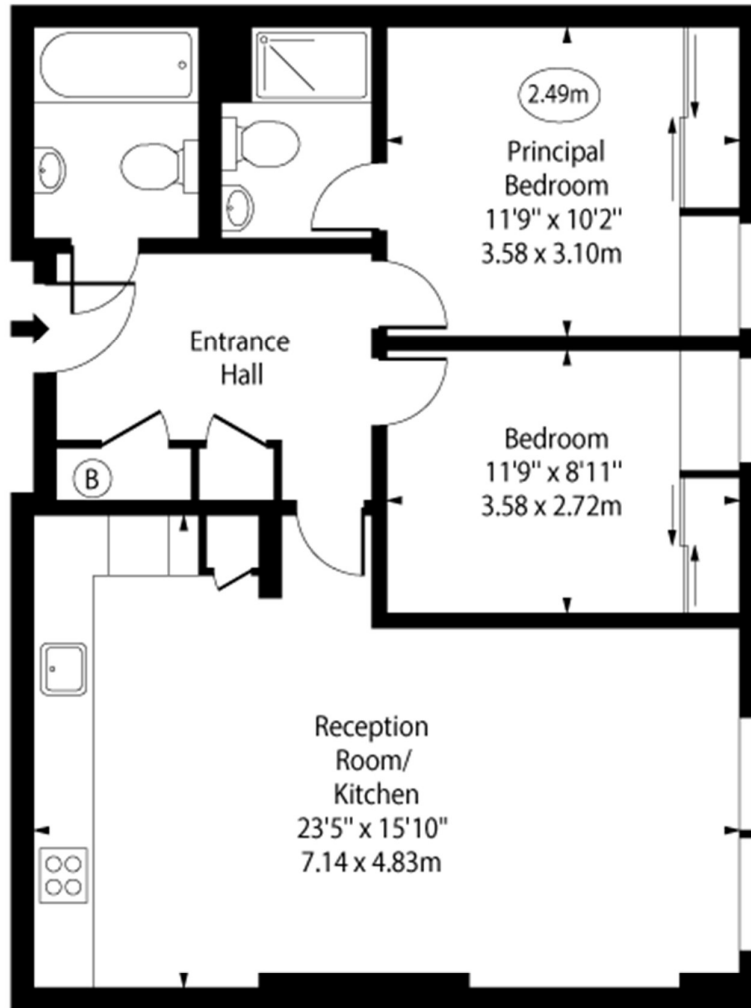
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Gainsborough Studios South,  
Poole Street, N1

○ - Ceiling Height



Seventh Floor

Approx Gross Internal Area 745 Sq Ft - 69.21 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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