



Shepherdess Walk

Islington, N1

OEIO. £1,250,000

A bright and spacious 2 double bedroom maisonette set over the ground and lower ground floor of an imposing Georgian building, benefitting from a private garden, whilst providing easy access to both Old Street & Angel.



Shepherdess Walk

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- Two double bedroom maisonette
- Modern bathroom with sunken tub
- Immaculately presented
- Private secluded garden
- Moments from Shoreditch Park
- Easy access to the Regent's Canal
- Well positioned for access to Old Street & Angel



A bright and spacious 2 double bedroom maisonette set over the ground and lower ground floor of an imposing Georgian building, benefitting from a private garden, whilst providing easy access to both Old Street & Angel. Accommodation is both well presented and generously proportioned comprising; the entrance hallway on the ground floor leading to the first of the two bedrooms with copious wardrobe space; the master bedroom is to the rear of the property with plenty of built-in wardrobe space; a modern en-suite shower room and the additional luxury of a Juliet balcony over-looking tranquil and green surroundings; a few steps down is the master bathroom with a gorgeous sunken bath and tonnes of light flooding in from the roof light; downstairs is the stylish living space with open-fireplace and plenty of character; the kitchen offers country-house charm with gorgeous shaker cabinetry and another open fire-place; the enclosed private garden follows on from the kitchen with its secluded allure and surrounded by greenery. 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: Share of Freehold 103 years 2 months

Service Charge: £500 This is an approx value of the building insurance arranged independently.
Additional expenditure is on an ad hoc basis as an equal split with the other apartments.

Ground Rent: £0

Local Authority: Hackney

Council Tax Band: D

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SHEPHERDESS WALK, N1

APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 407 SQ FT / 37.8 SQ M
 (EXCLUDING REDUCED HEADROOM)
 RAISED GROUND FLOOR = 436 SQ FT / 40.5 SQ M
 REDUCED HEADROOM = 19 SQ FT / 1.8 SQ M
 TOTAL = 862 SQ FT / 80.1 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. (ID1183536)

