



SHEPHERDESS WALK

London N1



A UNIQUE PENTHOUSE IN THE SOUGHT AFTER CANAL BUILDING.

An exceptional penthouse apartment in the Canal Building combines striking features with panoramic views across the City skyline and Regent's Canal.



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Local Authority: London Borough of Hackney

Council Tax band: G

Tenure: Leasehold, approx. 971 years remaining

Ground rent: £500 per annum*

Service charge: £12,921.58 per annum *

Guide price: £2,000,000



This apartment offers an impressive sense of light and space, enhanced by double-height ceilings, floor-to-ceiling windows, and two terraces.

The property benefits from an open-plan living space that runs the full depth of the property. The kitchen, dining, and reception areas are seamlessly integrated, with a centrally positioned kitchen creating a natural flow. Expansive windows flood the space with natural light and frame views over the canal and the City.







Upstairs, the principal bedroom features a generous floorspace with en suite bathroom, and a separate walk-in wardrobe. There is also a separate w/c on the ground floor.

The canal building is a secure and desirable canal side development with 24 hour concierge.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice

*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.



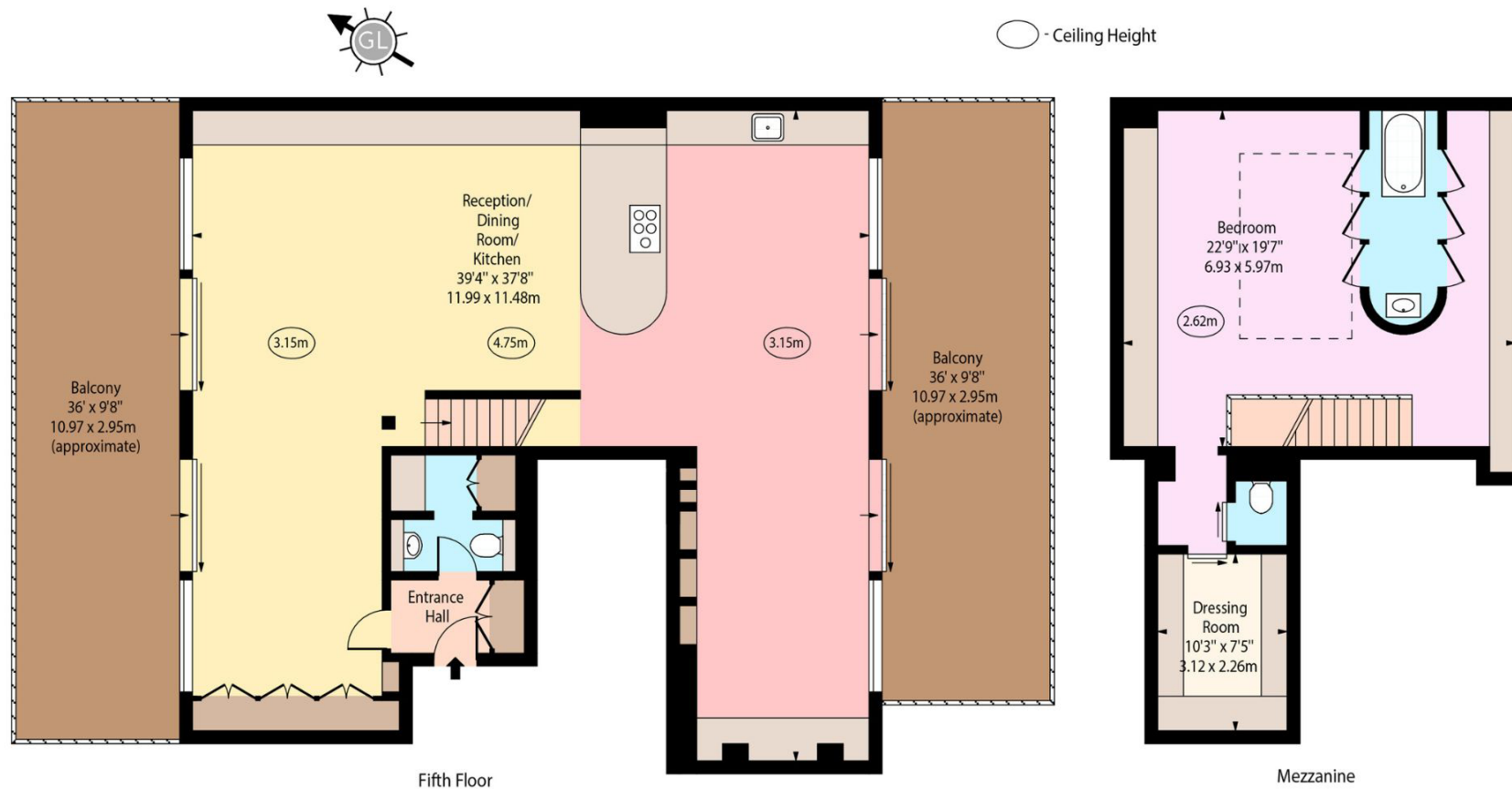
LOCATION

The canal building is situated on Regents Canal, just 0.6 miles to Angel Station (Northern line) and 0.7 miles to Old Street station (Northern Line). Perfectly positioned between the City and Islington, both locations offer an excellent choice of restaurants, cafés, and shopping, making this penthouse an outstanding lifestyle opportunity.









Approximate Gross Internal Area = 168.15 sq m / 1810 sq ft

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. (ID767266)



We would be delighted
to tell you more.

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