



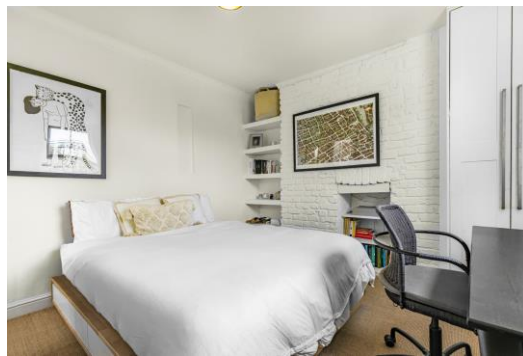
# Shepherdess Walk

Hackney, N1

Asking Price £900,000

A bright and spacious two double bedroom apartment, set over the upper levels of an imposing Georgian building, enjoying views to the rear across Shepherdess Walk Park, whilst providing easy access to both Old Street & Angel.

**CHESTERTONS**



# Shepherdess Walk

## Hackney, N1

- Two double bedroom upper maisonette
- Impressive views to the rear across Shepherdess Walk Park
- Accommodation arranged over three levels
- Ownership and sole use of the loft
- Moments from Shoreditch Park
- Easy access to the Regent's Canal
- Well positioned for access to Old Street & Angel



A bright and spacious two double bedroom apartment, set over the upper levels of an imposing Georgian building, enjoying views to the rear across Shepherdess Walk Park, 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 reception space which is bathed in natural light courtesy of the floor to ceiling sash windows along with the separate kitchen which occupy the first floor. There is also a W.C on this level. There are two large double bedrooms on the top floor, with the family bathroom positioned on the upper half landing. It should be noted there is also access to the loft. Shepherdess Walk affords convenient access to the greenery of Shoreditch Park, the trendy bars, restaurants, galleries and boutique shops of Hoxton, Shoreditch and of course Upper Street. The immediate vicinity is also set to benefit from the significant development and investment that is already well underway, not only around the City Road canal basin with the plaza and 2 prestigious towers, but also with other schemes along City Road, most notably The Eagle. Transport can be found at Angel Underground (Northern Line) & Old Street (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 102 years 5 months

**Service Charge:** £643 This is the contribution towards the buildings insurance. Additional expenditure on an ad hoc 47.6% split basis.

**Ground Rent:** £0

**Local Authority:** London Borough of Hackney

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

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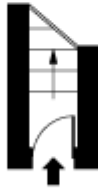
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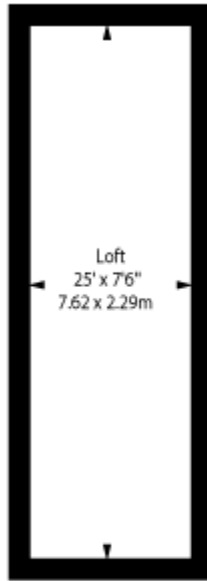
Shepherdess Walk, N1



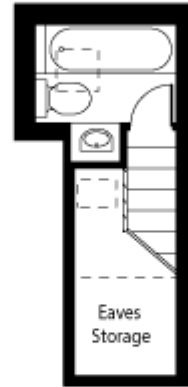
○ - Ceiling Height



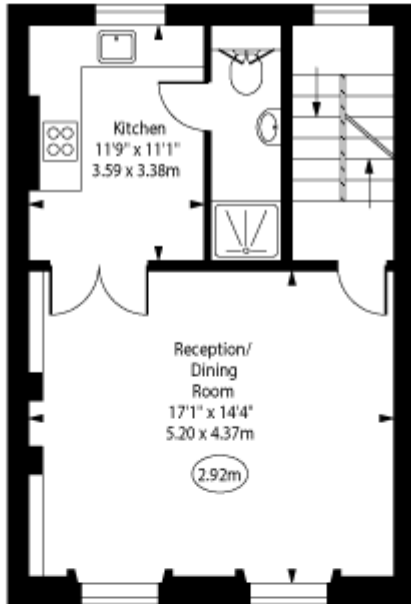
Ground Floor Entrance



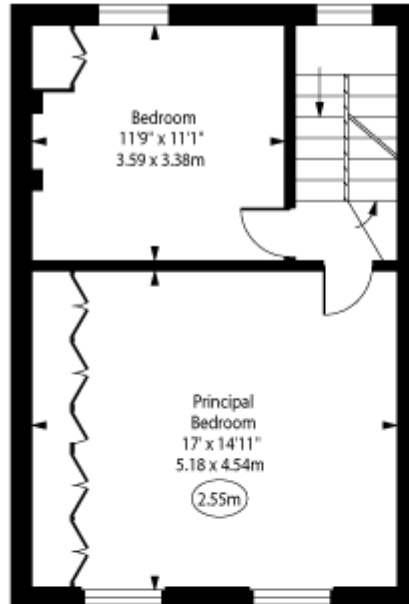
Loft



Second Floor Half Landing



First Floor



Second Floor

Approx Gross Internal Area

954 Sq Ft - 88.63 Sq M

(Excluding Loft)

Approx. Floor Area Including Restricted Heights

1188 Sq Ft - 110.36 Sq M

(Including Loft & Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 0287471G

