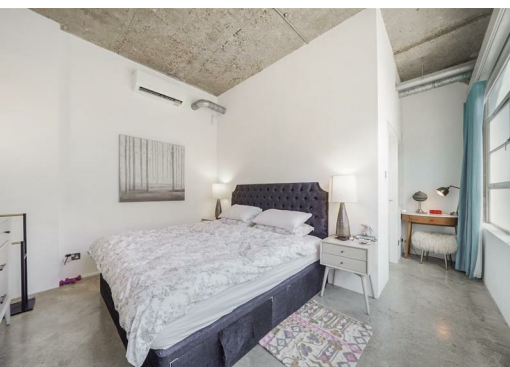




Shepherdess Walk, London, N1

Set within a canal side development, this first floor apartment offers well considered accommodation with an excellent standard of finish throughout.

The apartment opens into an inviting entrance hall with extensive built in storage. The apartment includes a double bedroom, a large dressing room/walk in wardrobe, an open plan reception kitchen, a separate guest WC with laundry area and an impressive bathroom suite. Air conditioning has been installed throughout, and the overall finish is contemporary and well maintained.

The apartment is heated by underfloor heating.

Canal Buildings, boasts a 24 hr concierge plus a top floor communal roof terrace.

Positioned alongside Regent's Canal, the property is within easy reach of both Angel and Old Street stations. A wide selection of restaurants, cafés, shops and everyday amenities can be found nearby.

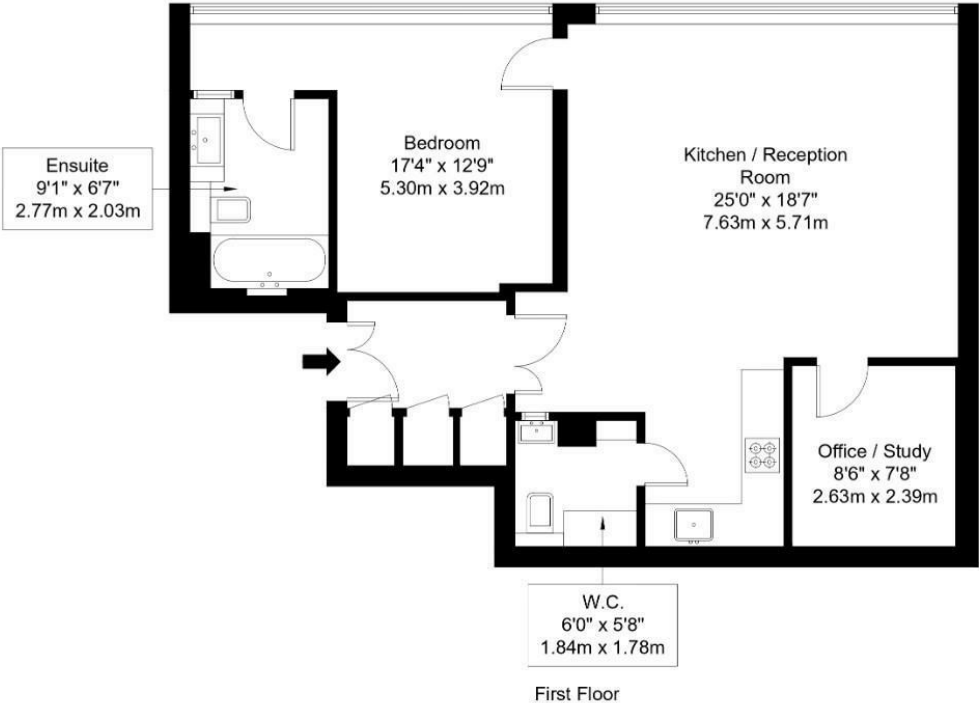
Water rates are included within the rent.

- First floor apartment
- Canal side development
- One bedroom
- Large dressing room
- Open plan reception kitchen
- Guest WC
- Air conditioning
- Water rates included

£3,750 Per month

Shepherdess Walk, N1 7RR

Approx Gross Internal Area = 74.26 sq m / 799 sq ft



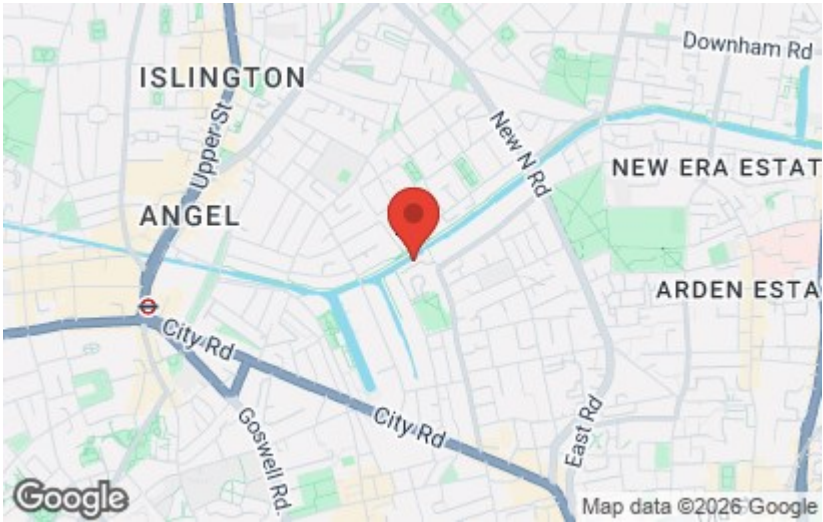
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on.
Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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