



Whitmore Estate, , London, N1 5RS

- Appox 964 Sq Ft Of Beautifully Refurbished Living Space
- Exceptional 1630 Sq Ft Private Garden
- Abundance Of Internal Storage
- Leasehold - Approx. 82 Years Remaining
- Ground Rent = £9
- Three Well-Proportioned Double Bedrooms
- Extensively Refurbished Interior
- Cebtrally Located
- Service Charge = £1,900
- EPC = C

£650,000



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DESCRIPTION

This beautifully presented home offers a rare combination of generous internal proportions and an extraordinary PRIVATE GARDEN extending to approximately 1,630 sq ft — an exceptional outdoor space seldom found in this part of N1. Whether hosting summer gatherings, enjoying a quiet morning coffee, or simply appreciating the luxury of substantial outside space, the garden dramatically enhances the lifestyle on offer and sets this property apart from the competition.

Inside, the home continues to impress with a stunning luxury fitted kitchen designed with both style and practicality in mind. Finished to a high specification, it provides extensive storage, generous worktop space and a layout perfectly suited to both everyday living and entertaining.

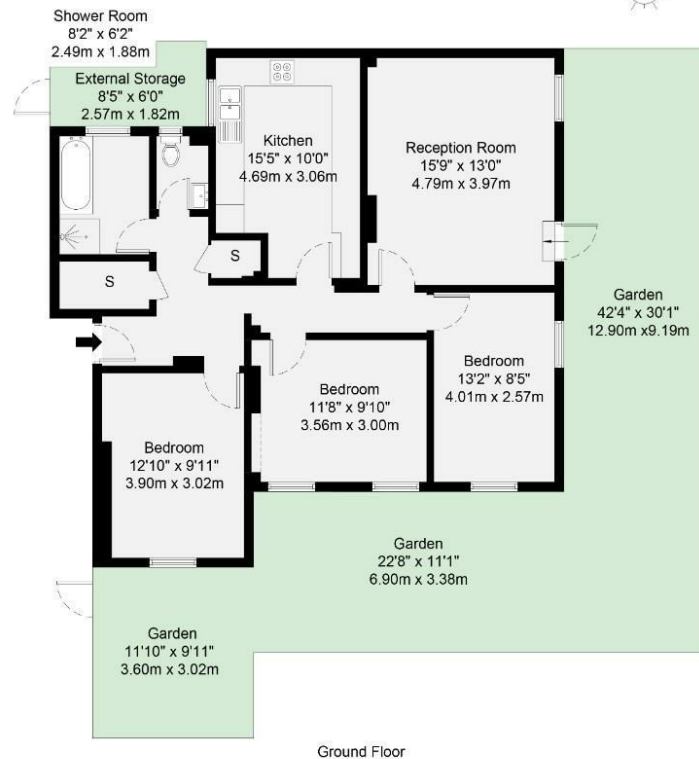
The property further benefits from a large contemporary bathroom featuring a full-sized bathtub and separate walk-in shower cubicle, complemented by sleek modern fittings. The sense of space continues throughout the flat, enhanced by an abundance of cleverly integrated storage solutions.

Positioned on the edge of some of North and East London's most vibrant neighbourhoods, this location perfectly balances residential tranquillity with outstanding convenience. The cafés, restaurants and independent boutiques of Upper Street are moments away, while the creative energy, nightlife and technology hub of Shoreditch are all within easy reach.

A rare blend of scale, quality and exceptional outdoor space, this is far from the average garden flat.







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| GROSS INTERNAL AREA (GIA) The largest of the property | TOTAL STORAGE SPACE Shed and external total area | EXTERNAL FEATURES Garage, Balcony, Terrace, Woodland etc. | RESTRICTED HEAD HEIGHT Limited use areas only: 1.8m |
| 89.6 sq m / 964 sq ft | 2.7 sq m / 29 sq ft | 78.7 sq m / 847 sq ft | 0.0 sq m / 0.0 sq ft |

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Viewings

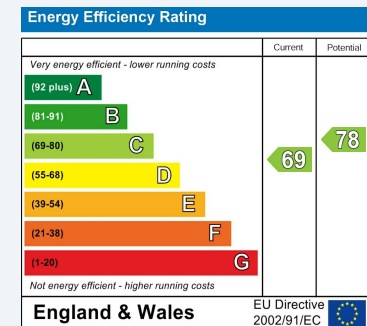
Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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