



Shepherdess Walk

Hackney, N1

Asking Price £1,850,000

A beautifully presented three-bedroom Georgian freehold house situated on the highly sought-after Shepherdess Walk, moments from the Regent's Canal and benefiting from a private south-west facing garden.

CHESTERTONS



Shepherdess Walk

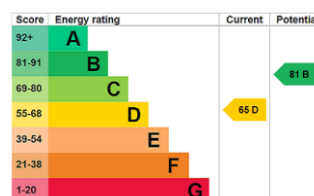
Hackney, N1

- Georgian Freehold
- Three Bedrooms
- Three Bathrooms
- Double Reception Rooms
- South-West Facing Garden
- Moments from the Regents Canal



Accessed via the raised ground floor, the property opens into two elegant interconnecting reception rooms separated by impressive double doors. Rich in period character, these rooms feature sash windows with original shutters, ornate coving, hardwood flooring, feature fireplaces and cast-iron radiators. To the rear, a separate study provides an ideal home office, with stairs leading directly down to the sunny landscaped garden. The lower ground floor comprises a generous open-plan kitchen and dining room, creating an exceptional entertaining space with French doors opening onto a front patio. A guest cloakroom completes this level. Occupying the entirety of the first floor, the principal bedroom suite offers excellent proportions and includes a dedicated dressing room and en-suite bathroom. The second floor provides two further double bedrooms, each benefiting from its own en-suite shower room. The house has been recently redecorated throughout and further benefits from a Sonos sound system installed across the property. Shepherdess Walk is a desirable residential street, nestled between Islington, Shoreditch and the City. The property is perfectly positioned alongside the picturesque Regent's Canal, with its waterside walkways, cycling routes, cafés, narrowboats and green spaces providing a tranquil setting in the heart of London. The nearby Wenlock Basin and City Road Basin offer attractive canal-side restaurants and bars, while the vibrant amenities of Upper Street, Shoreditch, Hoxton and Coal Drops Yard at King's Cross are all within easy reach. Excellent local amenities include independent cafés, restaurants, gastro pubs, boutique shops, fitness studios and cultural venues, with the technology and creative hubs of Old Street and Shoreditch also close by. Transport connections are superb, with Old Street Station (Northern Line and National Rail) approximately 0.5 miles away, Angel Underground Station (Northern Line) approximately 0.8 miles away, Hoxton Overground Station approximately 0.9 miles away and Haggerston Overground Station approximately 1 mile away. Liverpool Street, King's Cross St Pancras and the City are also easily accessible, making the property ideally located for both the West End and Canary Wharf.

Tenure: Freehold
Local Authority: Hackney
Council Tax Band: G

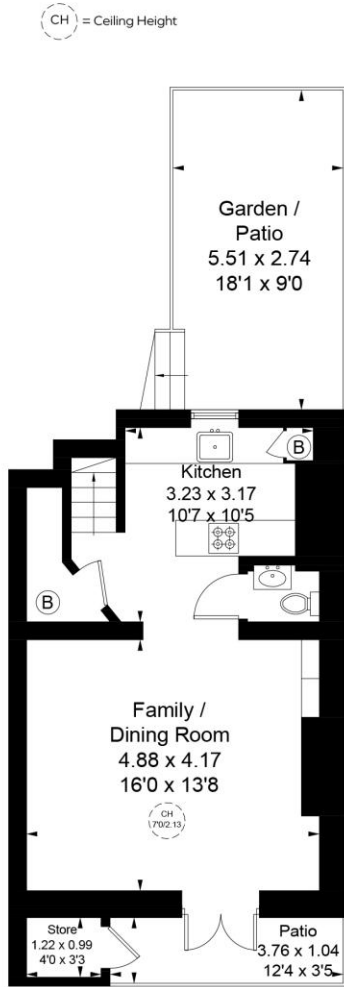


Chestertons Islington Sales

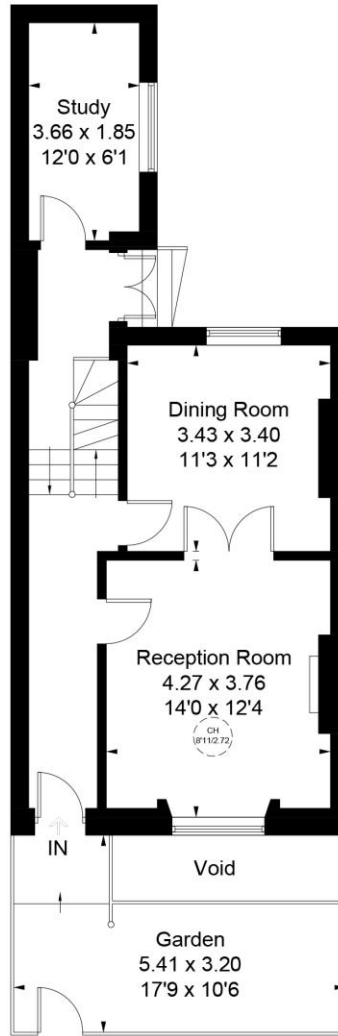
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SHEPHERDESS WALK, N1

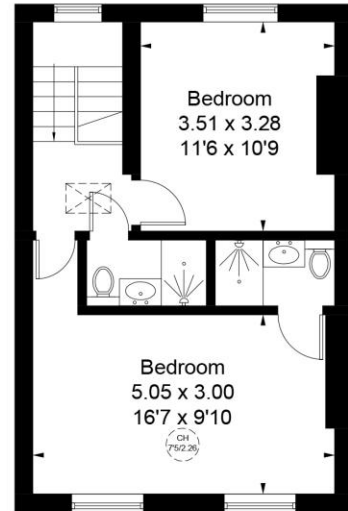
APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 393 SQ FT / 36.5 SQ M
 RAISED GROUND FLOOR = 525 SQ FT / 48.8 SQ M
 FIRST FLOOR = 429 SQ FT / 39.9 SQ M
 SECOND FLOOR = 429 SQ FT / 39.9 SQ M
 STORE = 14 SQ FT / 1.3 SQ M
 TOTAL = 1790 SQ FT / 166.4 SQ M



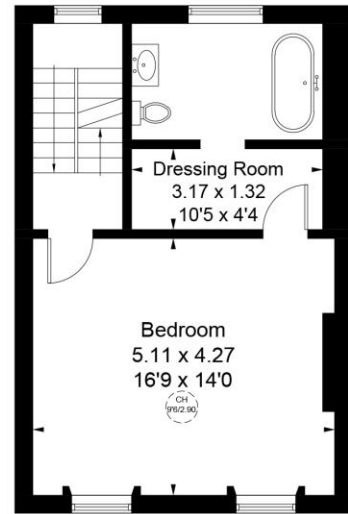
LOWER GROUND FLOOR



RAISED GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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. (ID1307667)

