



Chocolate Studios

Shepherdess Place, N1

OIEO. £1,250,000

A stunning two double bedroom split level warehouse apartment set in the highly sought after Chocolate Studios, conveniently nestled between Shoreditch and Islington.

CHESTERTONS



Chocolate Studios

Shepherdess Place, N1

- Fantastic 2 double bedroom loft apartment
- Master bedroom with en-suite bathroom and dressing area
- Double second bedroom
- Stunning reception room encompassing beautiful big Crittall windows
- Close to Old Street roundabout



A stunning two double bedroom split level warehouse apartment set in the highly sought after Chocolate Studios, conveniently nestled between Shoreditch and Islington. The property is bright and well-proportioned comprising semi-open plan kitchen/living room, perfect for entertaining; good size second bedroom and shower room; upstairs is the master suite with dressing room and lavish bathroom with separate bath. Shepherdess Place is a small close tucked off Shepherdess Walk. The property is supremely well located for the walks along the canal to Angel, to the West and London Fields to the East. Hoxton, Old Street and Shoreditch, with an array of vibrant bars, restaurants, galleries and boutique shops, are within easy reach. Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail & Victoria Line) are the closest stations. The bus routes of Southgate Road and New North Road provide good links to the City.

Tenure: Leasehold 99 years 10 months
Service Charge: £3421
Ground Rent: £500
Local Authority: London Borough of Hackney
Council Tax Band: F

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

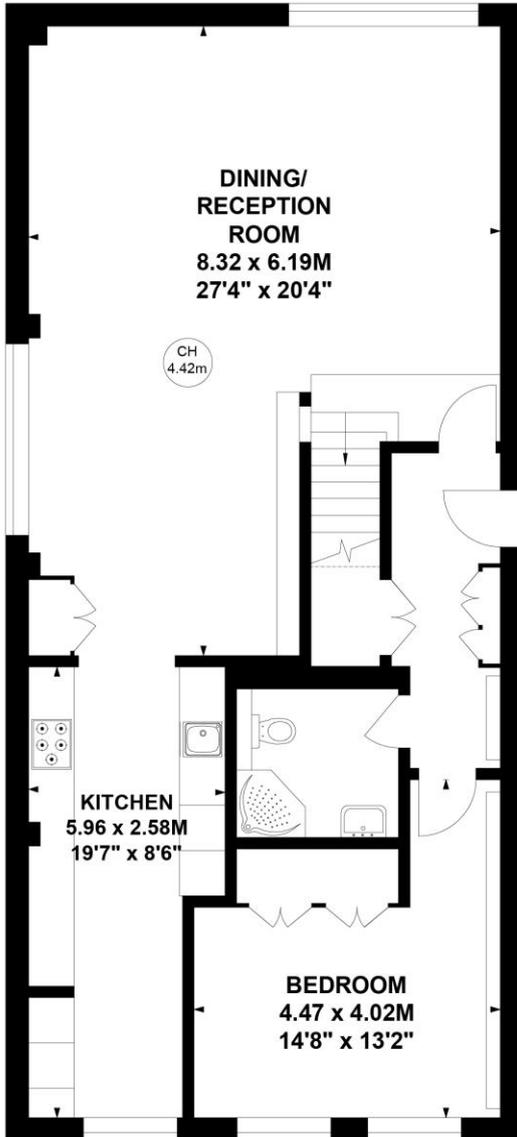
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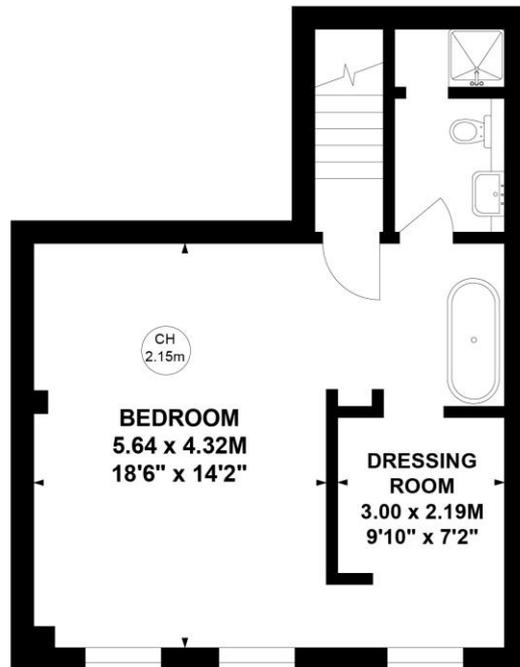
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Approximate gross internal area
129.5 sq m / 1394 sq ft

Key :
CH - Ceiling Height



Fourth Floor



Fifth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

