





95a Shepherdess Walk

London, N1 7QD

- Georgian two-bedroom garden maisonette
- Raised and lower ground floor accommodation
- Oak herringbone flooring throughout the living space
- Two private outdoor courtyards
- Approximately 799 sq ft / 74.24 sq m
- Beautiful arched sash window with shutters
- Contemporary green kitchen with integrated appliances
- Excellent location close to Old Street, Shoreditch and Hoxton

The Home -

An elegant two-bedroom garden maisonette occupying the raised and lower ground floors of a handsome Georgian terrace on Shepherdess Walk, moments from the heart of Shoreditch and Old Street.

Extending to approximately 799 sq ft, the home brings together period architecture and carefully considered contemporary interiors. An exceptional arched sash window, warm oak herringbone flooring and a beautifully finished kitchen give the main living space its character, while two private courtyards offer welcome outdoor space in this central London setting.

Shepherdess Walk sits between the creative energy of Shoreditch and the neighbourhood streets of Hoxton and De Beauvoir, with some of east London's most interesting restaurants, independent shops and cultural spaces close by.



Offers in excess of £875,000



The Indoors

The raised ground floor is dedicated to an open-plan kitchen, dining and living space, where a striking arched double glazed sash window forms the centrepiece. Original-style shutters, decorative ceiling details and natural light complement the clean white walls and engineered herringbone wood flooring, creating a warm, understated interior.

The kitchen has been thoughtfully designed with deep green cabinetry, pale stone-effect worktops and fluted glass wall cupboards. Integrated Bosch and Kenwood appliances and neat detailing keep the space streamlined, while a dining area sits comfortably alongside the kitchen. Beyond, the reception area provides a relaxed setting for everyday living.

Downstairs, two double bedrooms are arranged across the lower ground floor. The main bedroom is particularly spacious, with fitted wardrobes, soft neutral wool carpeting and glazed access to a private courtyard. The second bedroom is equally calm in its finish, with a sash window overlooking the planted garden.

The bathroom is finished in large-format stone-effect tiles, with a full-sized bath and overhead shower, a wall-mounted timber vanity and simple contemporary fittings.

The Outdoors



Two distinct outdoor spaces provide an unusual amount of flexibility for a home in such a central location.

To the rear, a private walled garden extends approximately 5.7 metres, with pale stone paving, established planting and space for outdoor dining. Whitewashed brickwork and greenery create an intimate setting, with the surrounding period architecture providing a characterful backdrop.

A second courtyard sits off the main bedroom, finished with patterned floor tiles and room for a small table and chairs. Together, these spaces offer places to sit, entertain or simply enjoy some time outdoors.

Loving The Location

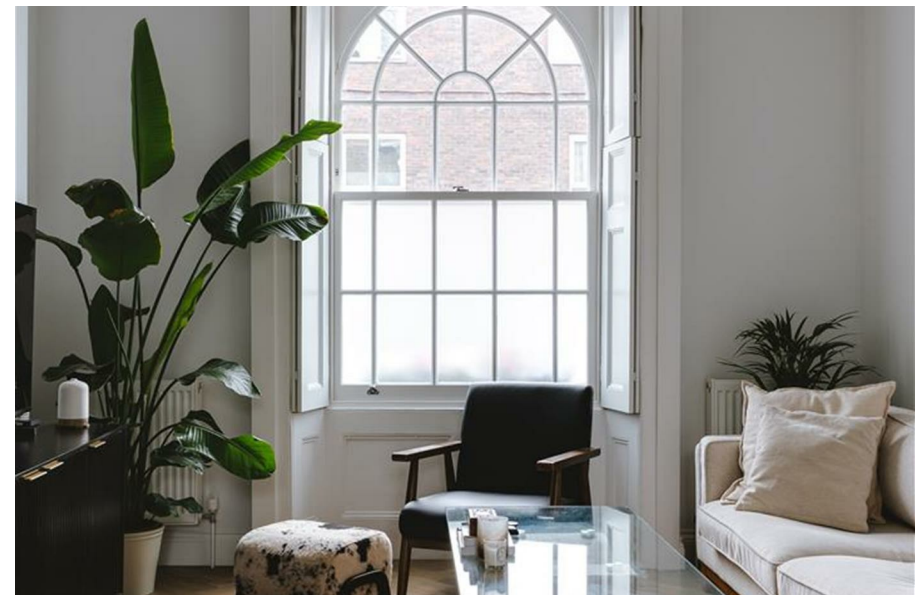
Shepherdess Walk sits in an excellent position between Hoxton, Shoreditch and Islington, with a wealth of independent restaurants, cafés, pubs and cultural spaces within easy reach.

The surrounding streets are home to some of east London's best-loved spots. The Eagle on Shepherdess Walk is a longstanding neighbourhood favourite, while the cafés, restaurants and independent shops of Hoxton Street and Pitfield Street are close by. A little further east, Shoreditch offers an ever-changing collection of restaurants, galleries, bars and boutiques, with Redchurch Street and Columbia Road particularly popular at weekends.

The Regent's Canal is a short walk away, providing a peaceful route towards Angel and Islington in one direction and Broadway Market and Victoria Park in the other. Along the way, waterside cafés and independent businesses make the canal an appealing part of everyday life.

For green space, Shoreditch Park is nearby, with its open lawns, sports facilities and walking paths. The surrounding neighbourhood also offers a rich cultural scene, from the galleries and creative spaces of Hoxton to the theatres, music venues and restaurants of Shoreditch and Islington.

Transport connections are excellent. Old Street station is within easy walking distance, providing Northern line and National Rail services, while Hoxton Overground station offers convenient connections across east London. The City is also readily accessible on foot or by bicycle.

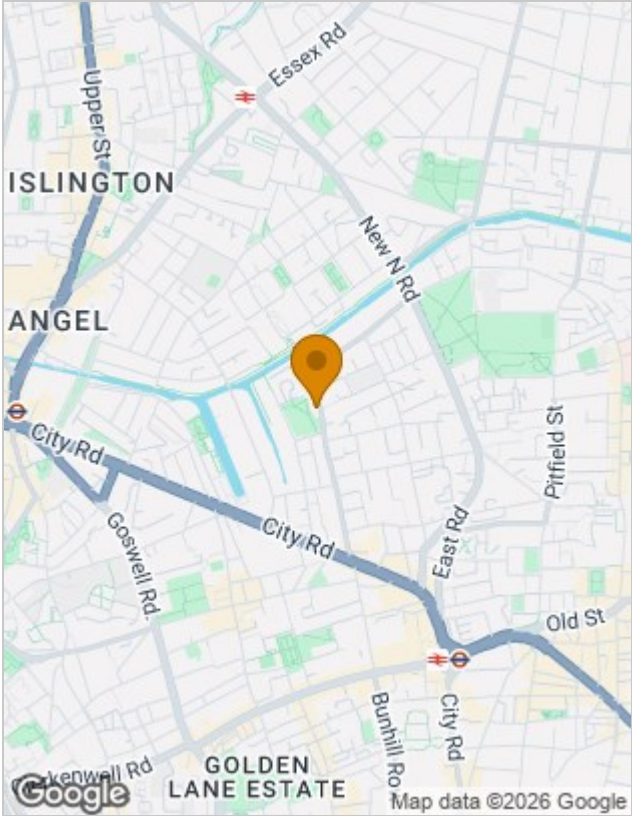




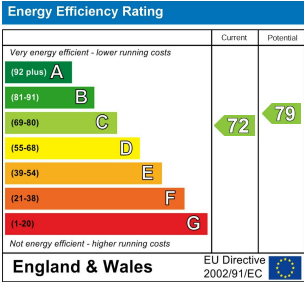
Floor Plans



Location Map



Energy Performance Graph



Viewing

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