



# The Factory

1 Nile Street, N1

£4,150 per month  
(£957.69 per week)

This authentic two bedroom loft apartment is located on the third floor of a former Edwardian Print works 'The Factory'. Spanning over 1600sqft, this exquisite apartment boasts flexible and extremely spacious living accommodation.



# The Factory

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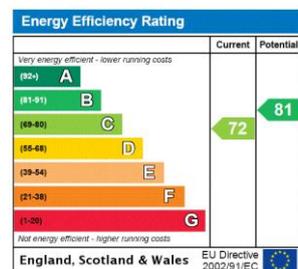
- Highly Regarded Factory Development
- 1611sqft Loft Apartment
- Exposed Brick Work
- Flexible Style Living
- Two Bedrooms
- Stylish Bathroom
- Secure allocated parking
- Excellent Transport Links



Located in the highly regarded 'Factory' development this superb loft apartment of over 1600sqft with exposed brickwork and wood flooring offers flexible and extremely spacious living accommodation, decorated to a high standard throughout and is also pet friendly. Ideally situated for Islington, Clerkenwell & Shoreditch just moments from Old Street station.

This unique apartment boasts a large living area with bright interiors, an open plan Warehouse style fully equipped kitchen, two bedrooms; one of which could be used as a guest room/study or dressing room, there is a separate walk in wardrobe with an array of fitted wardrobes and cupboards, a stylish and contemporary

**Minimum Term:** 12 months  
**Deposit Required:** £5,746.15  
**Local Authority:** London Borough Of Hackney (Council Tax)  
**Council Tax Band:** F  
**EPC Rating:** C  
**Unfurnished**



### Chestertons Islington Lettings

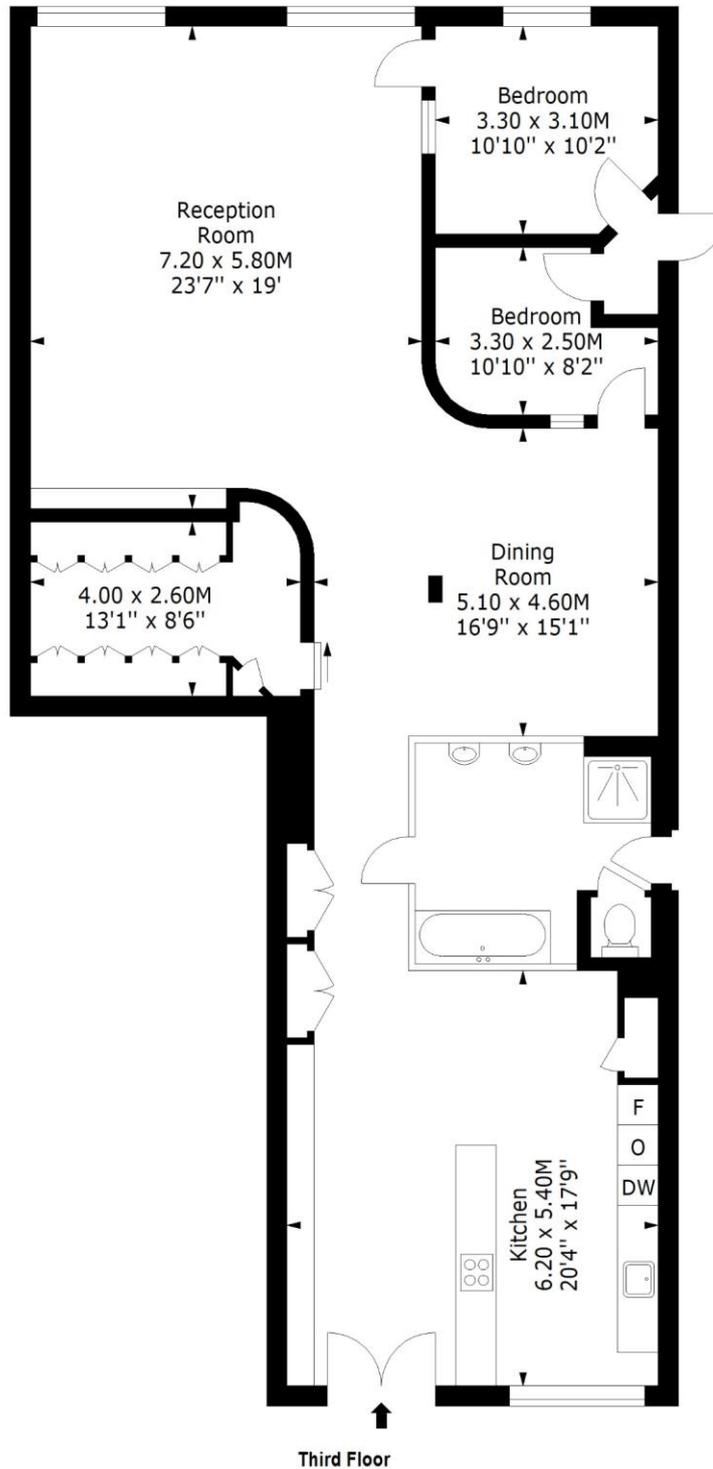
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 London  
 N1 2XQ  
 islington@chestertons.co.uk  
 02072264221  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
 chestertons.co.uk/property-to-rent/applicable-fees

# Nile Street, N1

Approximate gross internal area

149.66 sq m / 1611 sq ft



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