



Gainsborough Studios North

1 Poole Street, N1

Asking Price £725,000

A recently refurbished spacious 2 double bedroom apartment set on the 4th floor of this prestigious landmark development, located beside the Canal and with easy access to the greenery of Shoreditch Park.

CHESTERTONS



Gainsborough Studios North

1 Poole Street, N1

- 2 double bedrooms
- 2 bathroom
- Courtyard facing
- Generous balcony
- Moments from Shoreditch park
- Car free development



A recently refurbished spacious 2 double bedroom apartment set on the 4th floor of this prestigious landmark development, located beside the Canal and with easy access to the greenery of Shoreditch Park. The property is well-proportioned comprising spacious open-plan living/kitchen/dining space flooded with light from the floor to ceiling sliding doors opening up to the generously sized balcony with impressive views over the internal courtyard. The newly fitted kitchen is modern with high-specification integrated appliances. The two bedrooms are spacious with the smaller of the two benefitting from built-in wardrobes and the master benefitting an en-suite shower room; the bathroom comprises a bath with overhead shower. The development occupies the site of Alfred Hitchcock's old film studios, bounded by the Regents Canal on one side and Shoreditch Park on another and benefits from a 24 hour concierge. There is a gym within the development (HITIO) overlooking the canal although membership is not included. Also within Gainsborough can be found a coffee shop & Co-Op supermarket. The property is conveniently located for access to Hoxton and Shoreditch, with an array of trendy bars, restaurants, galleries and boutique shops. 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. The canal provides good walks to the greenery of London Fields to the East and Angel to the West.

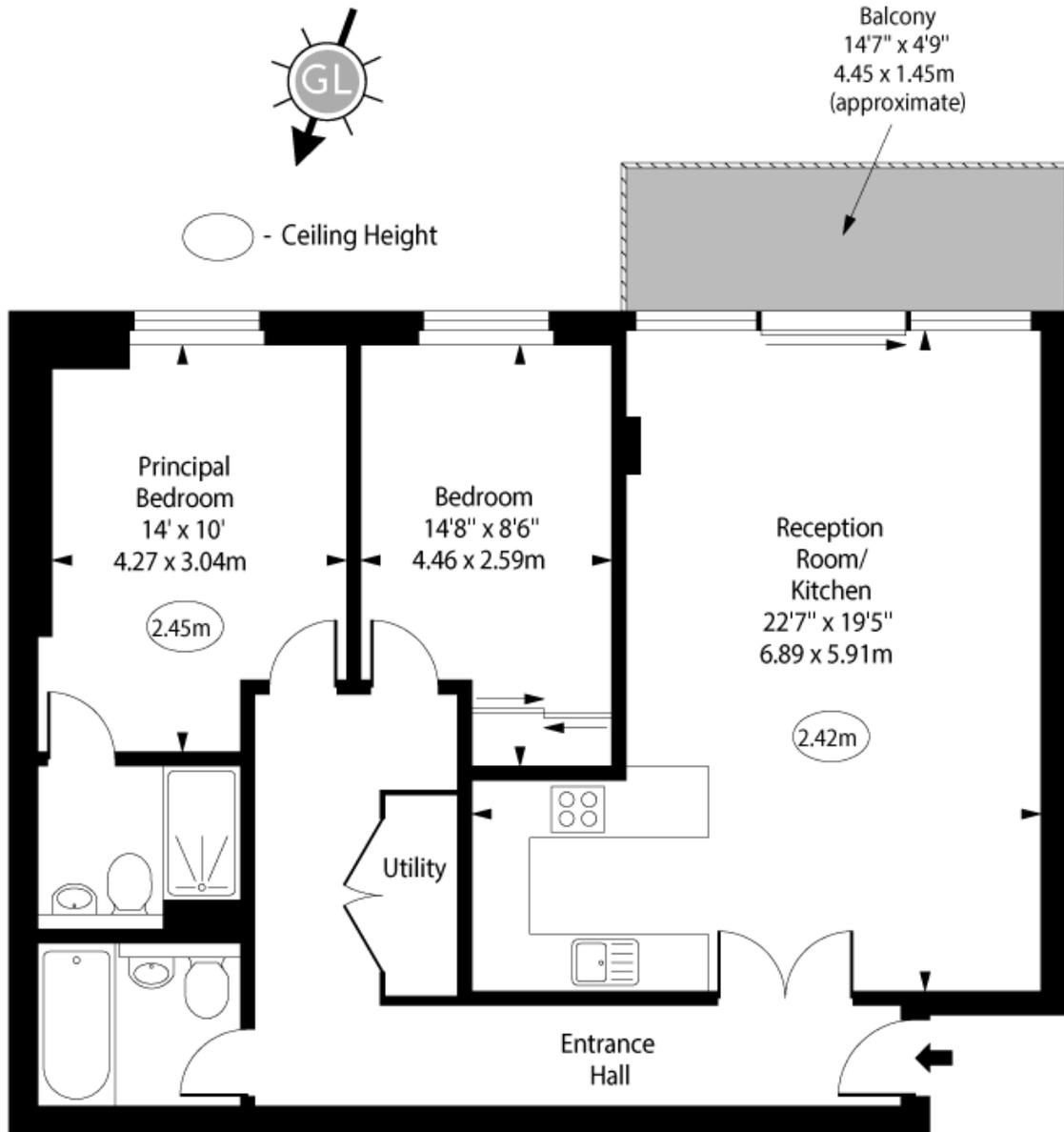
Tenure: Leasehold 975 years 8 months
Service Charge: £6000
Ground Rent: £200
Local Authority: London Borough of Hackney
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B	85	85
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Fourth Floor

Approx Gross Internal Area 870 Sq Ft - 80.82 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 026493J

