



Shepherdess Walk, N1

£1,750,000

A well presented, newly refurbished, Georgian residence. Entered via the ground floor, the property opens into a bright, double, reception room, interconnecting the two living spaces. These rooms feature sash windows with preserved shutters, decorative cornicing, hardwood floors, fireplace, and traditional cast-iron radiators.

Situated on Shepherdess Walk, the property is conveniently positioned between the vibrant shops, bars, and cafés of Upper Street and the creative hub of Shoreditch. It sits just moments from Regent's Canal with its picturesque waterside paths, cycling routes, and canal-side dining at Wenlock and City Road Basins as well as the green open spaces of Shepherdess Walk and Shoreditch Parks. Transport connections are outstanding, with Old Street Station approximately 0.5 miles away, Angel Station roughly 0.8 miles away, and both Hoxton and Haggerston Overground stations within a mile, providing rapid access across London to the City, the West End, and Canary Wharf.

Features

- Georgian House
- Freehold
- Private Rear Garden
- Newly Refurbished
- Chain Free
- Central Location



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Toward the rear, a separate study serves as an ideal home office, with steps descending directly to the west facing, landscaped patio garden.

The lower ground level houses a spacious open-plan kitchen and dining area, complete with French doors opening onto a front courtyard. A guest W/C completes this floor.

Spanning the entire first floor, the primary bedroom suite offers generous proportions alongside a dedicated dressing area and en-suite bathroom. The second floor provides two further double bedrooms, each benefiting from its own en-suite shower room. The whole house has been freshly updated throughout and features an integrated Sonos sound system.



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Total area (approx.): 164.8 sq. m (1773.9 sq. ft)
(Excluding Void)