



# Canal Building

135 Shepherdess Walk, N1

Asking Price £1,650,000

Set within a striking gated development, this beautifully designed second-floor corner apartment offers approximately 1,500 sq ft of bright, lateral living space with a desirable westerly aspect and far-reaching views across the tranquil waters of the Regent's Canal. Designed by Patrick Downing, within a canal side warehouse conversion the property blends contemporary architecture with industrial character, showcasing exposed concrete columns, floor-to-ceiling steel-framed windows, and solid oak flooring throughout.

**CHESTERTONS**



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- Two Bedrooms
- Two Bathrooms (One En-Suite)
- Open Plan Living
- Canal Views
- Covered Parking



The heart of the home is a spectacular 28' x 20' open-plan kitchen, reception, and dining space, flooded with natural light and enhanced by full-height sliding doors that create a seamless sense of flow. The apartment comprises two generous double bedrooms, both with built-in wardrobes and en-suite facilities. The principal suite is particularly impressive at 15' x 17', featuring a dedicated dressing area with bespoke oak cabinetry and a luxurious en-suite bathroom complete with a walk-in shower, sunken bathtub, and ample storage. A cleverly integrated built-in study adds further practicality, ideal for modern living. Residents benefit from underground parking, lift access, and a 24-hour concierge service, ensuring both comfort and security. The property is ideally positioned in Angel, one of North London's most vibrant and desirable neighbourhoods. Renowned for its lively yet refined atmosphere, Angel offers an exceptional array of amenities including independent boutiques, cafés, and restaurants. Camden Passage, just moments away, is a particular highlight—famous for its charming cobbled streets, antique markets, and unique shops. Transport links are excellent, with Angel Underground Station (Northern Line) providing swift access to the City, the West End, and beyond. Numerous bus routes and nearby cycle paths further enhance connectivity, making this an ideal home for both commuters and those seeking a dynamic London lifestyle.

**Tenure:** Leasehold 970 years 8 months  
**Annual Charge:** £9,640 of which 27% is a sinking fund contribution  
**Ground Rent:** £500 pa  
**Local Authority:** Hackney  
**Council Tax Band:** F

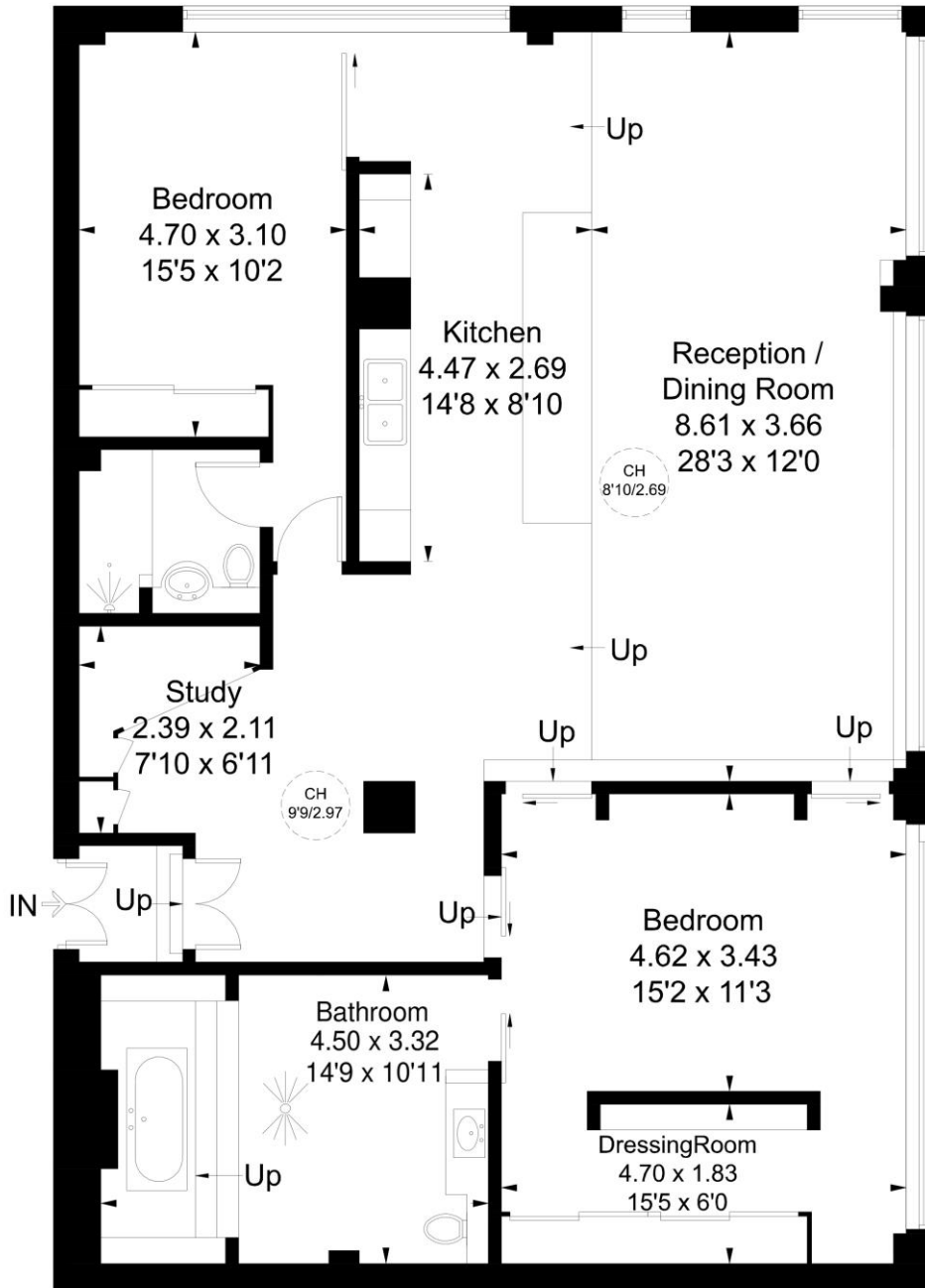
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# CANAL BUILDINGS, N1

APPROXIMATE GROSS INTERNAL AREA  
1471 SQ FT / 136.7 SQ M



## SECOND FLOOR

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1294004)

