

SHEPHERDESS WALK

LONDON N1 7LB



THE PROPERTY BROKERS

Share of Freehold

- 3 bedrooms
- 3 bathrooms
- 2,730 sqft (approx)
- Modern loft apartment
- Circa 45ft living room

£769 per sqft

Largest single floor lateral loft available to buy in Shoreditch, they're not building them like this anymore! This really competitive price is to reflect the fact that it is in an authentic loft building without a lift. The apartment has a Juliet balcony. The circa 2,730 sq ft represents incredible value!

Rarely available in the Shepherdess Walk Buildings is this vast, 3 double bedroom 3 bathrooms and a guest loo. Converted in the late 1990's from a Victorian Warehouse, this building is known for the unique apartments located within.

Occupying a prominent corner of the building, light streams in through the dual aspect original sash windows that run the entire length of both sides of the apartment.



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Measuring a vast 160 sqm (1,722 sq ft) the main living space is large enough to easily accommodate two dining areas, tv and sitting areas. To one side is a modern, well proportioned kitchen complete with two walk-in pantries and a breakfast bar. The three bedrooms are located off a wide hallway; the master bedroom has a dressing room plus en-suite with twin sinks and each of the two other bedrooms have their own en-suite shower rooms. There is a guest WC, a utility room, built in wardrobes and plenty of storage space. There is also a second entrance providing access to Underwood Row.

The apartment was reconfigured circa 7 years ago by the award winning Architect Manuel Irsara of SIRS. The combination of classic loft with modern fixtures & fittings blends seamlessly from the oak parquet to the original cast iron doors/pillars, to Lutron lighting, underfloor heating throughout and a fresh air filtration system.

Shepherdess Walk is close to Clerkenwell, Shoreditch & Islington with numerous transport connections nearby including Moorgate & Old Street tube stations plus an extensive bus network from City Road.



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You can walk along the canal to the Towpath Cafe or Broadway Market, or to the shops, cinema and theatre in Islington. Secure underground car parking spaces are available to rent on a long lease and/or purchase by separate negotiation.

Share of Freehold - 999 year lease from March 1996

Ground rent - £625 per annum



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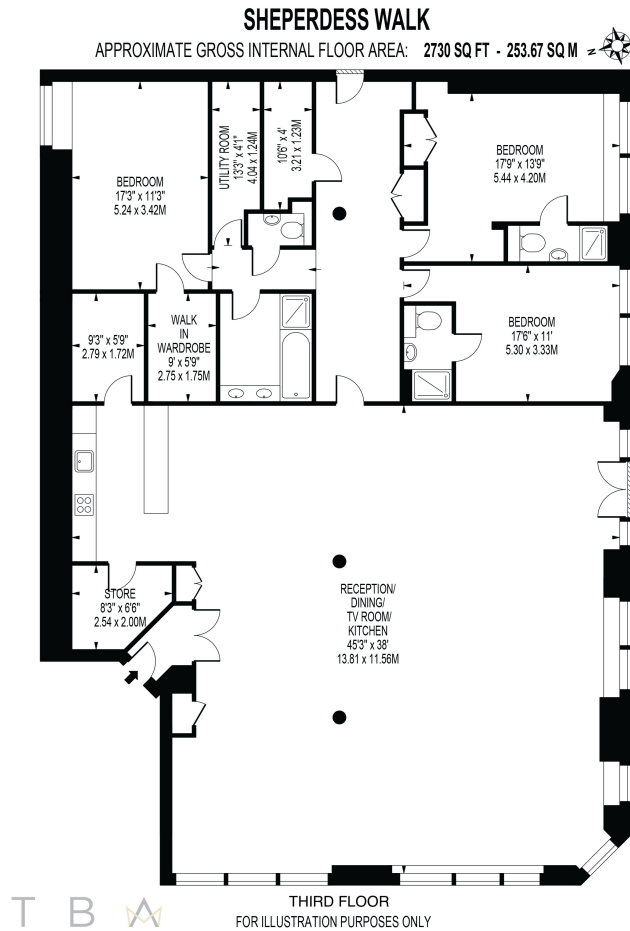
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