

HABERDASHER STREET

LONDON N1 6EJ



THE PROPERTY BROKERS

Freehold

- Original Victorian Townhouse
- 4 bed 3 bath
- 2,115 sqft (approx)
- Private patio & terrace
- 5 storey
- Original features

One of only 2 Victorian Freehold townhouses on Haberdasher Street, this 5 storey home spanning over 2,115 sqft (approx) provides a unique, blank canvas opportunity for any incoming purchaser.

Retaining many all-important original features such as timber flooring, large light bearing sash windows, high ceilings and fireplaces - the house has been restored over time to provide versatile use between floors.

The ground floor leads to a large dual aspect kitchen/living space filled with light plus access to a private, south facing patio garden to the rear via full length, floor to ceiling sliding doors. Moving up through the house, the first floor is currently configured as a second living space and



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main bathroom (complete with clawfoot bathtub). The top two floors comprising three further bedrooms (built in storage throughout), WC and shower room with the top floor also having access to a small private terrace.

With self-contained access from the front of the house the lower ground floor can also be accessed from the ground floor. This floor has significant potential to be utilised as a further bedroom, studio, gym space or even a cinema room.

£827 per sqft (approx) in Shoreditch for a Freehold House presents a great opportunity.

Haberdasher Street is located between the much sought after Hoxton Square, Shoreditch and Islington, an area home to a vast array of bars, pubs, award winning restaurants, boutiques and amenities. Old Street Station is a short walk away as is the City with the area undergoing huge investment with the formation of Tech City around Old Street Roundabout.



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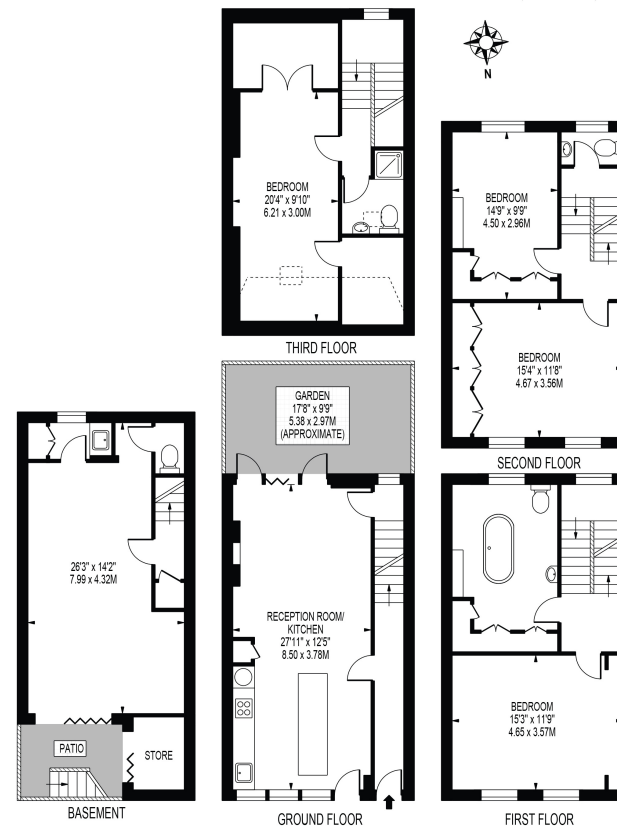
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HABERDASHER STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2058 SQ FT - 191.20 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 57 SQ FT - 5.34 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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