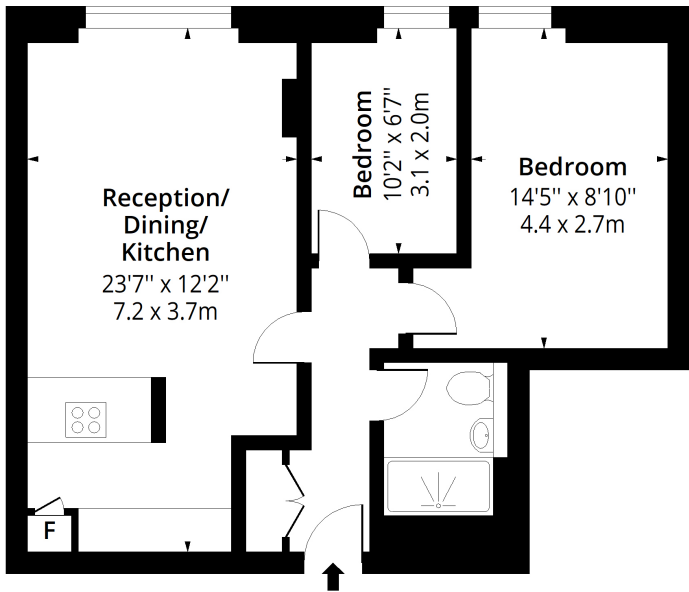


Gainsborough Studios South, N1

Approx. Gross Internal Area 605 Sq Ft - 56.20 Sq M



Eighth Floor

Floor Area 605 Sq Ft - 56.20 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 10/6/2024

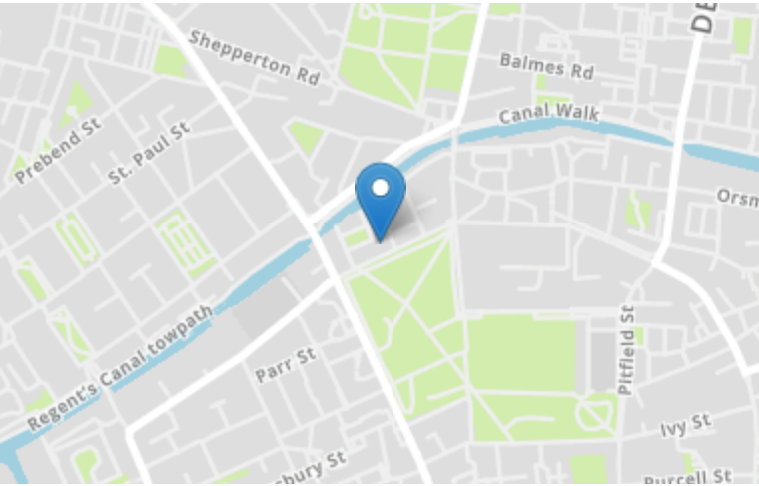
Flat 70 Gainsborough Studios South,
1 Poole Street, London, N1 5EE
£550,000 / Leasehold



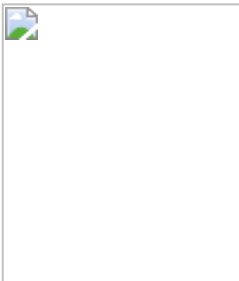
IDM Estates is delighted to present this newly refurbished, high-spec 2-bedroom apartment. This stunning property has been meticulously transformed from a former 1-bed to a modern, stylish 2-bed residence, perfectly situated in the historic Gainsborough Studios. Enjoy the vibrant lifestyle of Shoreditch with the comfort and luxury of contemporary living.



Location



EPC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Misrepresentations Act 1967 IDM Estates Ltd, give notice that: any particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use in occupation and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Property Misdescriptions Act 1991 these details are believed to be correct at the time of compilation but maybe subject to subsequent amendment. Please think about the environment before you print this email.

IDMestates.com



IDM Estates
Gainsborough Studios West, 1 Poole Street
London N1 5EA 020 7739 1650
N1@idmestates.com IDMestates.com





IDM Estates is delighted to present this newly refurbished, high-spec 2-bedroom apartment. This stunning property has been meticulously transformed from a former 1-bed to a modern, stylish 2-bed residence, perfectly situated in the historic Gainsborough Studios. Enjoy the vibrant lifestyle of Shoreditch with the comfort and luxury of contemporary living.

Upon entering, you are greeted by a spacious hallway that offers ample storage space. The fantastic bathroom features a luxurious rain shower and a separate shower attachment, providing a spa-like experience. The open plan kitchen-reception area is flooded with natural light and boasts high-spec appliances, with the living space offering partial views of Shoreditch Park. The main bedroom is a good-sized double, while the second bedroom serves ideally as a child's bedroom or a home office, offering flexibility for your needs.

The iconic Gainsborough Studios provides a 24-hour concierge service, ensuring both security and convenience. On-site amenities include a Co-op supermarket and the cosy café Bobo & Wild. Residents also have access to a privately run gym within the complex, although membership is not included. Additionally, a recently opened Better Gym in Shoreditch Park features tennis courts, a football pitch on the roof, a swimming pool, and a soft play centre.

The property is ideally located off the New North Road, offering easy access to numerous bus routes and close proximity to Old Street, Essex Road, and Highbury & Islington Station. It is just a short distance from Islington's trendy Upper Street and Hoxton, providing a huge selection of bars, restaurants, and shops. The charming Regents Canal is minutes away, perfect for leisurely strolls to Angel, Broadway Market, or Victoria Park.

With convenient access to multiple bus routes and close proximity to Old Street, Essex Road, and Highbury & Islington Station, commuting is a breeze. This property combines modern living with historical charm in one of London's most sought-after neighborhoods. Don't miss the opportunity to make this stunning apartment your new home. For viewings and more information, please contact IDM Estates

- Newly refurbished 2-bed apartment
- 605 SQ FT 2-bedroom flat
- Open plan Kitchen and Living area
- Gainsborough Studios, N1
- 24-hour concierge
- EPC Rating C
- Shoreditch Park & Regents Canal on door step
- Café and Supermarket on site
- Excellent transportation links