

**Flat 15, 1 Gainsborough Studios
South, Poole Street, London, N1
5EE**

£2,995 pcm / Leasehold

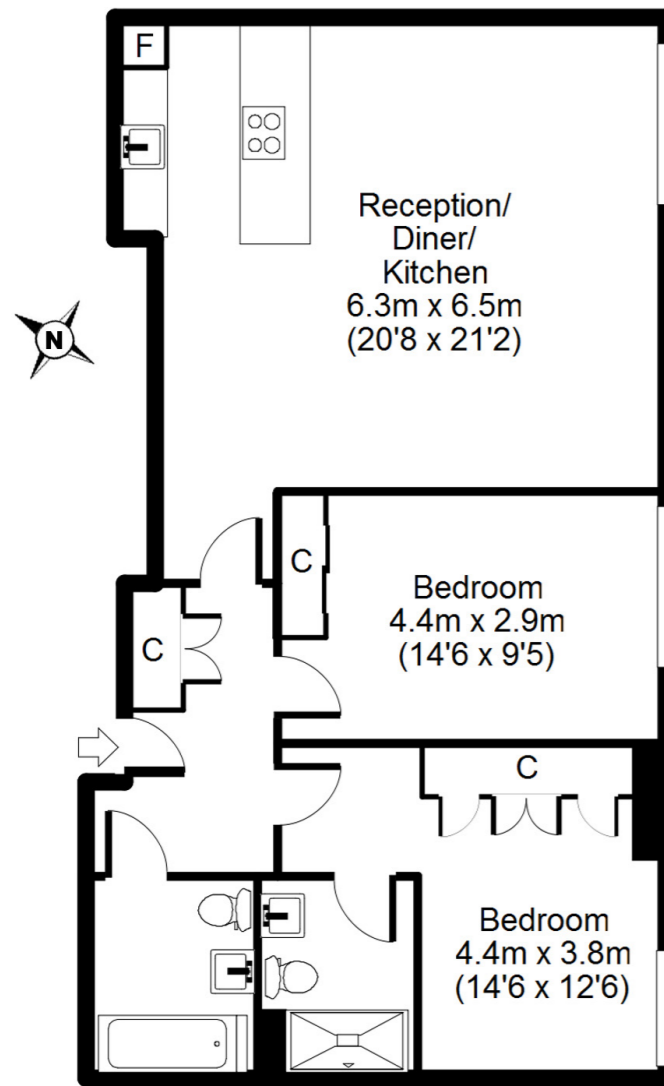


Fantastically bright and sizable luxury 2 bedroom apartment in the South block of the landmark Gainsborough development, former film studios to the late Alfred Hitchcock.



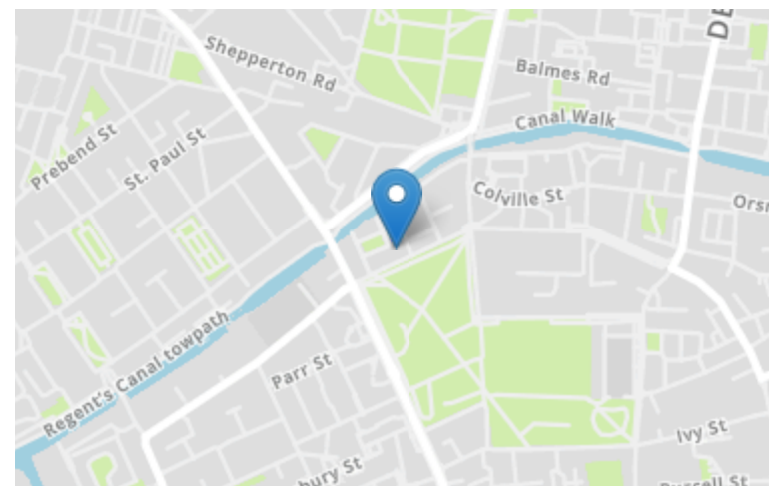
Second Floor

Approx. 76 sq. meters (818 sq. feet)



Total area: approx. 76 sq. meters (818 sq. feet)
For illustration purposes only - not to scale

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.

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Fantastically bright and sizable luxury 2 bedroom apartment in the South block of the landmark Gainsborough development, former film studios to the late Alfred Hitchcock.

This flat ticks all the right boxes; modern open plan living, 2 good sized double bedrooms, one with en-suite and a family bathroom of the hallway. The living area and bedrooms also enjoy stunning curved feature windows, built directly into the tops of the arches of the original film studios. They flood the apartment with light, and an ever-changing view over Shoreditch Park and the city skyline.

The living space is open plan, with integrated appliances in the kitchen and cherry wood floors running throughout. Both bedrooms are carpeted and come with built in and customized wardrobes.



For many young professionals, Gainsborough Studios is greatly positioned between Essex Road Overground Station and Old Street Tube Station. Highbury & Islington, and the West End are also within easy reach via the numerous and frequent bus routes running along New North Road. Regent's Canal is on your the doorstep and Angel is just an idyllic 15 minute stroll away, with Kingsland Road / Dalston, Borough Market and Victoria Park in the other direction.

The property is available 8th November.

Some of the furniture including the sofa has been replaced since the photos were taken.

Call IDM Estates to arrange a viewing now

- 818 SQ FT - 2-bedroom apartment
- Open plan Kitchen and Living area
- Bathroom and En-suite Shower room to Master
- EPC rating C
- Iconic Gainsborough Studios
- 24-hour concierge
- Cafe and Supermarket on site
- Views of Shoreditch park and City Skyline
- Secure development, only accessed with electronic fob



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