

GAINSBOROUGH STUDIOS WEST, POOLE STREET

LONDON N1 5EA

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THE PROPERTY BROKERS

To Let

- A true Penthouse
- Internal: 1,940 sqft (approx.)
- 2 bed 3 bathroom
- External: 1,580 sqft (approx.)
- 4 private terraces & 2 balconies
- South Facing

Now this...is the true definition of a Penthouse.

Top floor, lift access, underground car parking, multiple private terraces, 360 degree views of London and a hot tub on the roof. It is a space that must be seen to be believed.

This quintessential duplex penthouse apartment in the Gainsborough Studios is a space of sheer spectacle, drama and luxury. Set on the top two floors (11th & 12th) of the much sought after former Alfred Hitchcock film studios (Gainsborough Pictures) the Penthouse overlooks Shoreditch Park & the rest of London for that matter from either one of the 4 private terraces or 2 balconies - outside space totals a vast 1,580 sqft (approx.).



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Internally spanning circa 1,940 sqft (approx.) the apartment has a large open plan living space divided into a lounge area complete with Marine aquarium (maintenance contract held by the landlord), huge high definition projector (with retractable screen) and surround sound system via a AV system. The kitchen comes complete with all important gas cooking and hidden utility room with full size twin fridge/freezer. There is also a WC off the main living space. The entire apartment benefits from underfloor heating throughout and air conditioning in the living space and bedrooms.

The living space is flanked by twin terraces, the first facing East, the other West making the entire apartment South facing so sunlight light can be enjoyed from breakfast right through to dinner. The upper floors comprise 2 double bedrooms, 2 bathrooms complete with their own balconies plus a further North facing terrace before heading up to quite possibly the best terrace in London.



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The very top floor deck is unlike any other terrace we have seen before. With breathtaking 360 degree views of the London city skyline with the London Eye, St Pauls Cathedral, Kings Cross St Pancras, Canary Wharf and Primrose Hill all on show from the top terrace complete with hot tub.

Gainsborough Studios is a modern residential block designed by architects Munkenbeck and Marshall and developed in 2004 on the Regents Canal opposite Shoreditch Park. The building benefits from 24/7 onsite security and a main front door concierge for convenience. There is a secure underground carpark with a lift which provides access directly up to the penthouse floor. Being just north of Old Street Tube station, transport connections are convenient being a short walk down New North Road or a walk up to Angel via the Regents Canal.

Available from end September 2022 and offered part furnished.

The property includes 2 underground car parking spaces.

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020 7993 6553

INFO@TBAPROPERTY.COM

WWW.TBAPROPERTY.COM

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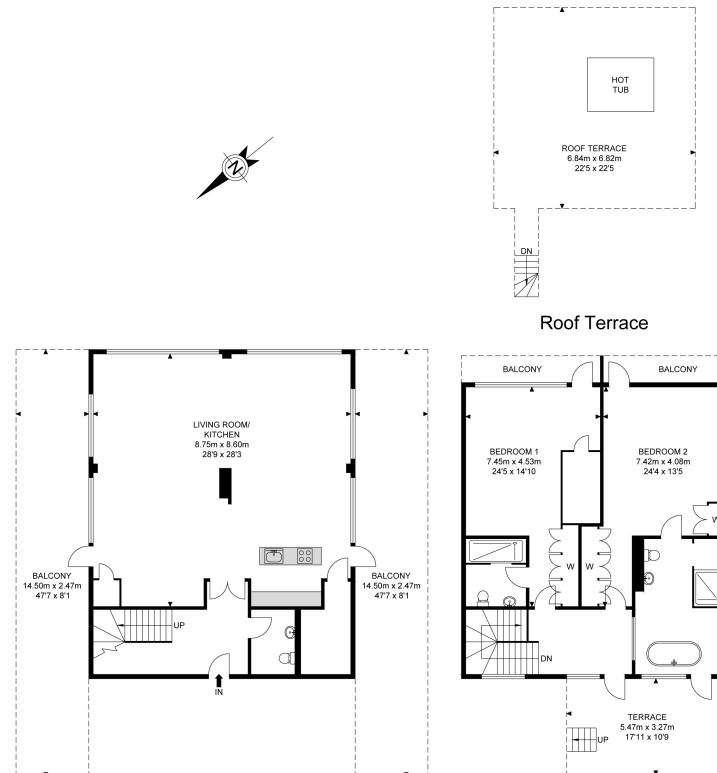


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Gainsborough Studios West



APPROX. GROSS INTERNAL FLOOR AREA 1941.80 SQ FT / 180.40 SQM
 APPROX. GROSS EXTERNAL FLOOR AREA 1580.14 SQ FT / 146.80 SQM
 Whilst every effort has been made to ensure the accuracy of the information contained here,
 measurements of doors, windows, rooms and any other items are approximate and no
 responsibility is taken for any error, omission or mis-statement. this plan is for illustrative purposes
 only and should be used as such. the services, fixtures, fittings, the services, systems and appliances
 shown have not been tested and no guarantee is given to their operability or efficiency can be given.

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Photography and Floor Plan

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TOBIAS ALLAN

Director

07970 963 478

JAMES DANTON

Director

07930 858 612

ADAM JONES

Director

07769 275 027

