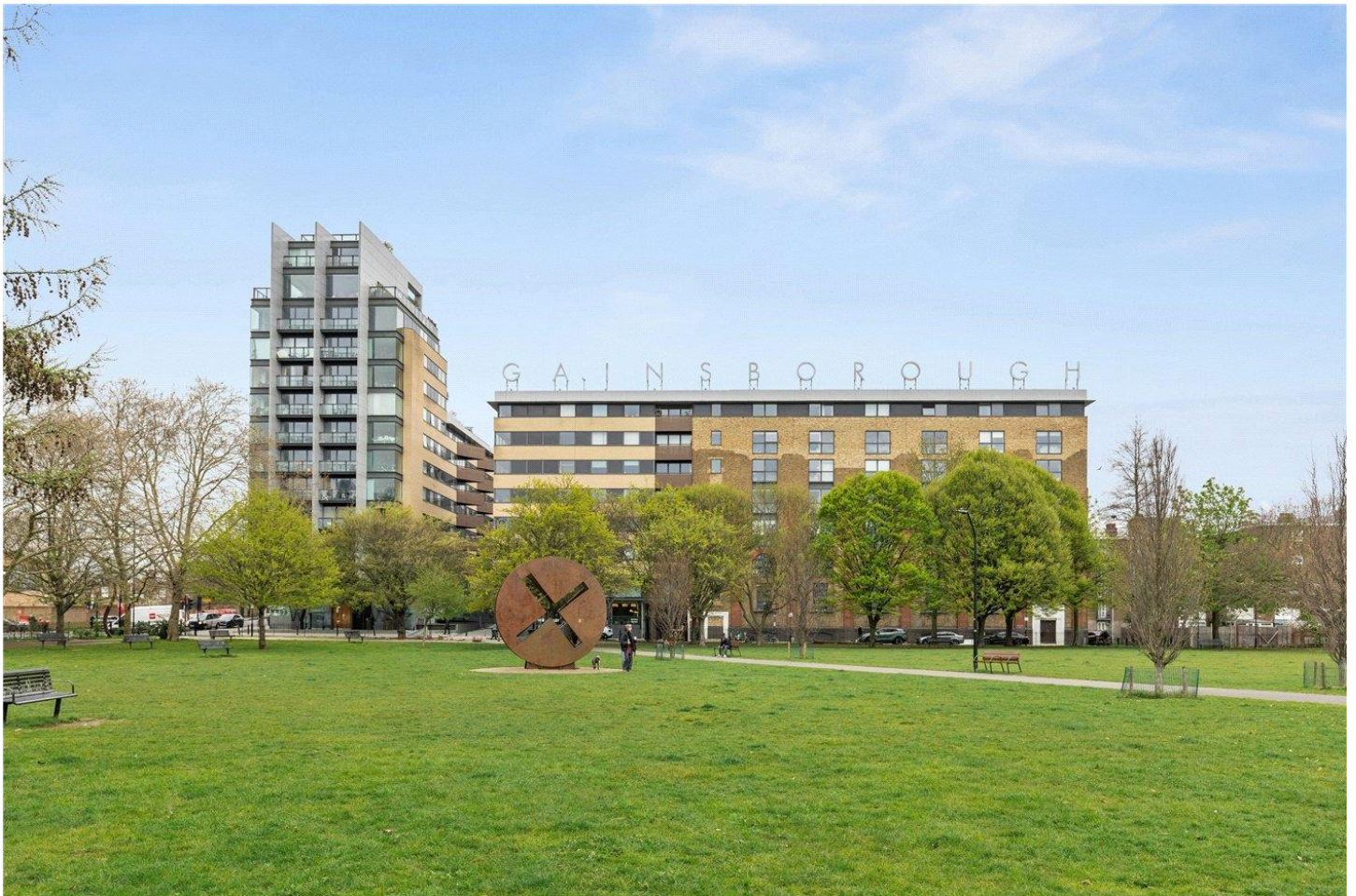




POOLE STREET, HACKNEY, LONDON, N1
£650,000 LEASEHOLD

AN 830 SQ. FT. TWO BEDROOM SOUTH FACING APARTMENT OVERLOOKING THE SHOREDITCH PARK AND CITY SKYLINE

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

A bright and well-maintained South facing two-bedroom, one bathroom apartment across from the Shoreditch Park - the view of which is framed perfectly by the apartment's South facing curved windows. A subtle yet striking reminder of what once was a pioneering British film studio, often called "London's Hollywood". Originally a power station, it was converted to film production by Michael Balcon, becoming famous for 1920s silent films, 1930s comedies, and iconic 1940s melodramas. The site was redeveloped into luxury apartments in 2004.

The property offers a bright dual aspect open plan living room with fully fitted kitchen and unobstructed views of the City skyline with the Shoreditch Park in the foreground. Large South facing floor to ceiling windows, with character, flood the room with natural light, creating an airy atmosphere that perfectly complements the stylish and well-maintained interiors. Both the double bedrooms are South facing and offer fitted wardrobe space along with leafy views of the Shoreditch Park. The three-piece family bathroom with bathtub has been thoughtfully designed featuring modern fixtures and a clean, elegant finish.

Set in the increasingly popular De Beauvoir area, the apartment is surrounded by a thriving local community. With Hackney Basin (0.1 miles), Shoreditch Park (0.1 miles), The renowned De Beauvoir Deli (0.5 miles), and a growing selection of revitalised pubs and restaurants, the area is very appealing. The property is also located near to Upper Street (0.8 miles), Angel (1 mile), and Shoreditch (1.1 miles).

The location offers excellent transport links, with Essex Road (0.53 miles), Haggerston & Hoxton (both 0.6 miles), Old Street (0.7 miles), Dalston Junction, Canonbury, and Angel (all 0.8 miles), Moorgate (1.1 miles), London Liverpool Street Station (1.3 miles) and Highbury & Islington (1.1 miles), offering access to National Rail services, The London Overground (Windrush, Mildmay & Weaver Lines, The London Underground (Northern, Circle, Hammersmith & City, Metropolitan, and Elizabeth Lines).

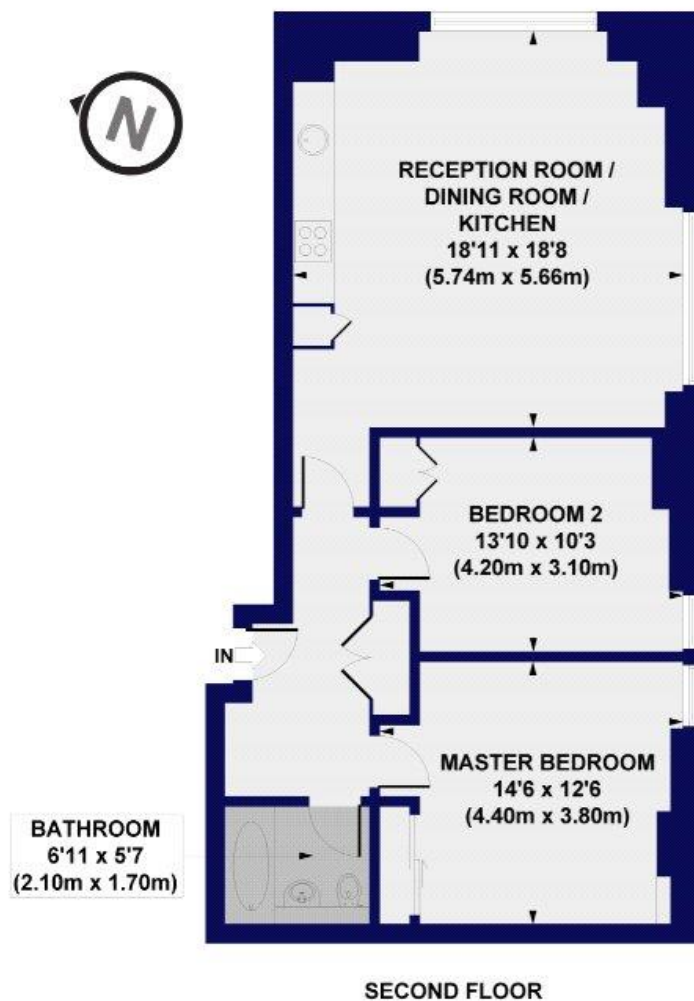
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Gainsborough Studios South, Poole Street, N1
Approx. Gross Internal Floor Area 830 sq. ft / 77.09 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/CLS254050>

Tenure: Leasehold

Term: 974 year and 8 months (Subject to change)

Service Charge: £4,495 per annum (approx.)

Ground Rent: £200 Annually (Subject to review)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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