CHAPLIN HOUSE, SHEPPERTON ROAD, ISLINGTON, LONDON, N1

£700,000 LEASEHOLD

A SIZABLE SPLIT LEVEL TWO BEDROOM FLAT IN A STUNNING SCHOOL CONVERSION.

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DESCRIPTION:

Set in a charming school conversion in the heart of Islington is this fantastic two-bedroom split level apartment. The property is presented in amazing condition throughout and offers a wonderful social layout. The open plan living room and kitchen is flooded in natural light through large double height windows and provides a generous living space whilst the integrated kitchen offers lots of worktop and storage space. The second bedroom is located off the hallway, which makes the perfect guest room or work from home office. The master bedroom is located upstairs on the mezzanine level offering a large walk-in wardrobe, also positioned on this floor is the sizeable family bathroom alongside additional storage cupboard. The property further benefits from a secure off-street parking space and well-kept communal gardens.

Shepperton road is set between Essex road Southgate road and is just moments from the green spaces of Rosemary Gardens, Shoreditch Park and the scenic Regents Canal. A variety of hugely popular local eateries and bars in De Beauvoir are within easy reach as are the high street shops and restaurants on Upper Street. The flat is perfectly positioned for effortless access to the City and Shoreditch whilst a number of bus routes on Essex Road offer routes to the West End. Overground services from Haggerston and rail services from Essex Road provide easy access to Canary Wharf and Moorgate whilst the Northern line is within easy reach at Old Street or Angel.

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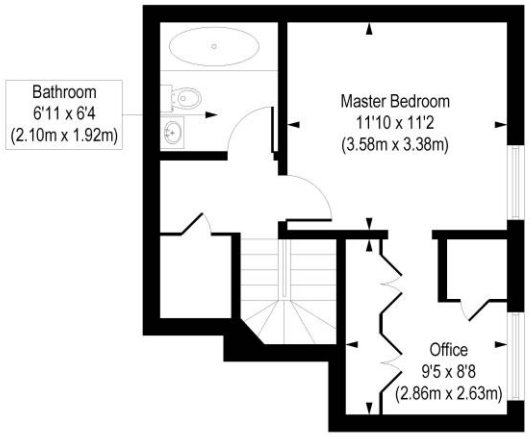
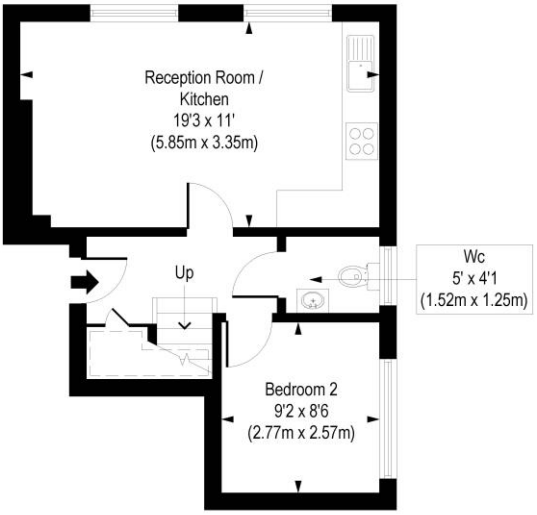
Shepperton Road, N1

Approx. Gross Internal Floor Area 734 sq. ft / 68.21 sq. m



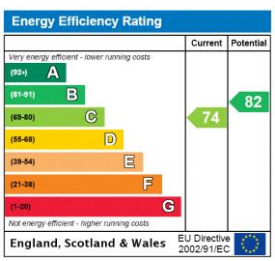
Second Floor
Gross Internal
Floor Area 345 sq ft



First Floor
Gross Internal
Floor Area 389 sq ft

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



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