



GAINSBOROUGH STUDIOS WEST, POOLE STREET, LONDON, N1
£880,000 LEASEHOLD

**A STUNNING 914 SQ. FT TWO-BEDROOM, TWO
 BATHROOM MODERN LOFT STYLE MAISONETTE
 AT HISTORIC SITE NEAR THE SHOREDITCH PARK**

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DESCRIPTION:

This beautifully bright and spacious one-of-a-kind maisonette is located within a contemporary development designed by Munkenbeck & Marshall, set beside the Regent's Canal and the Shoreditch Park on the historic site of the former Gainsborough Film Studios-once home to cinematic legends such as Alfred Hitchcock, Gracie Fields, and Ivor Novello. Originally a power station, it was converted to film production studio by Michael Balcon, becoming famous for 1920s silent films, 1930s comedies, and iconic 1940s melodramas. The site was redeveloped into luxury apartments in 2004.

Thoughtfully renovated in 2024, the maisonette is arranged across two floors on upper ground level accessed via a bridge over the feature water channel. The open-plan kitchen/ dining room and reception are flooded with natural light through double height floor to ceiling windows that are fitted with double layer privacy blinds. The bespoke high-spec kitchen is fully fitted with boiling and filtered water tap, new AEG appliances which includes an induction hob, oven, dishwasher, and wine fridge with WiFi control.

The upper floor homes two double bedrooms with primary offering an en-suite shower room with built-in storage, and fitted wardrobe space. The second double bedroom offers a walk-in wardrobe. The three-piece family bathroom with bathtub and storage is also located at this level. There is a separate study space at this level overlooking the communal courtyard with iconic bronze sculpture of Alfred Hitchcock and Shoreditch Park via the large floor to ceiling windows. The property is complete with zone controlled underfloor heating, remote/ app controlled electric double layer blinds (privacy and blackout layer), and offered on the market chain-free. There is also a 24/7 concierge for the development.

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 thriving 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).

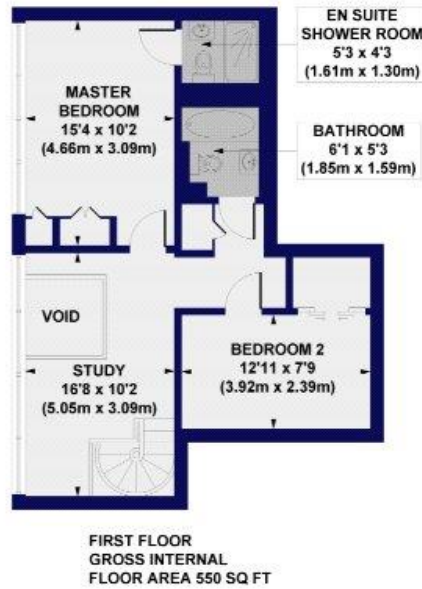
ommend all interested parties carry out their own enquiries.*

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Gainsborough Studios West, Poole Street, N1
Approx. Gross Internal Floor Area 914 sq. ft / 84.90 sq. m (Excluding Void)



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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260221>

Tenure: Leasehold

Term: 985 year and 7 months (Subject to change)

Service Charge: £4914.06 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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