

**GAINSBOROUGH STUDIOS SOUTH, POOLE STREET, ISLINGTON, LONDON, N1
OIEO £700,000 LEASEHOLD**

**A STUNNING, TWO BEDROOM, TWO BATHROOM
APARTMENT WITH SENSATIONAL VIEWS OF THE
CITY AND PARK.**



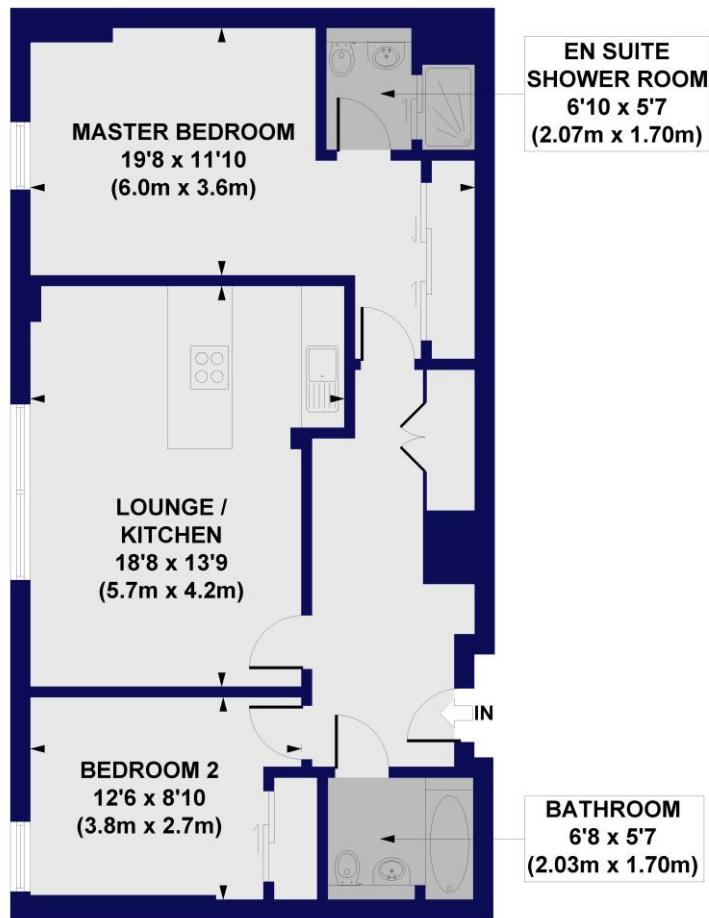
DESCRIPTION:

A stunning, two bedroom, two bathroom located on the seventh (top) floor of the South studios. The property is offered in good condition throughout whilst also benefitting from being chain free. Standing in excess of 800 sqft, accommodation comprises of a wonderfully bright, open plan living room kitchen creating the perfect entertaining space. Both bedrooms, positioned at each end of the property are genuine doubles and feature built in storage, while the master bedroom includes an ensuite shower room. The property is completed with a modern bathroom, plentiful storage throughout, and absolutely sensational city and park views through every window in the apartment facing directly south. Further benefits of the development include lift access and concierge, whilst the property includes a secure, private underground parking space.

Gainsborough Studios is a highly sought after modern development, set on the site of (and including some of the buildings of) Alfred Hitchcock's film studios. Gainsborough Studios is perfectly located close to Upper Street, Angel, Shoreditch Park and Regents Canal. There are a number of transport links nearby providing easy access to the City including the buses from both New North Road & Essex Road, the tube from Angel and Old Street (Northern Line) and Essex Road Rail Station (Thameslink).



Gainsborough Studios South, Poole Street, N1
Approx. Gross Internal Floor Area 763 sq. ft / 71 sq. m



SEVENTH FLOOR

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.

Winkworth

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.

