



CHAPLIN HOUSE, SHEPPERTON ROAD, LONDON, N1
£575,000 LEASEHOLD

**A SIZABLE SPLIT LEVEL ONE BEDROOM FLAT
IN A STUNNING SCHOOL CONVERSION.**

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DESCRIPTION:

This outstanding one bedroom apartment is set in a converted school and spans almost 700sqft. The living area offers an impressive open plan space with two oversize windows accentuating a double height ceiling and flooding the room with natural light.

The fully integrated kitchen provides plenty of worktop and storage space and there's ample room for a large dining table alongside zoned living area.

A spiral staircase leads upstairs to a large double bedroom and adjoining family sized ensuite bathroom whilst a separate wc is located on the lower floor.

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.

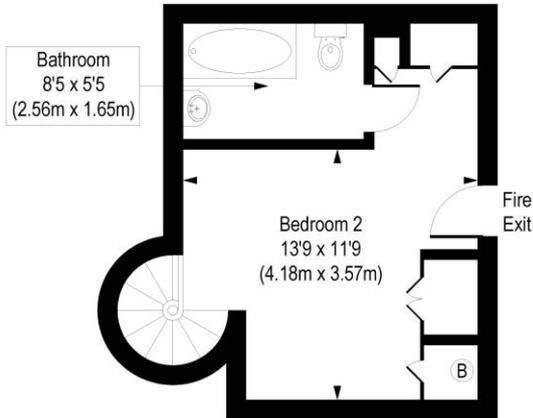
Overground services from Haggerston and rail services from Essex Road provide easy access to Canary Wharf and Moorgate whilst the Northern line is within easy reach at Old Street or Angel.

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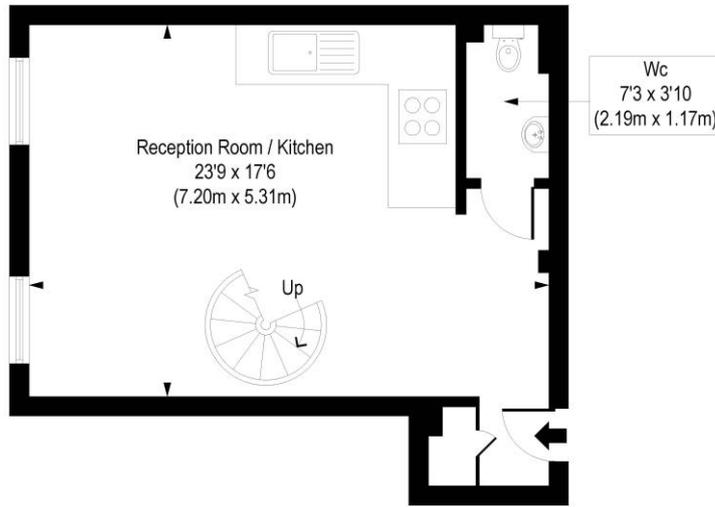


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Chaplin House, Shepperton Road, N1
 Approx. Gross Internal Floor Area 690 sq. ft / 64.09 sq. m



Second Floor
 Gross Internal
 Floor Area 246 sq ft



First Floor
 Gross Internal
 Floor Area 444 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	82
EU Directive 2002/91/EC			

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