

FAIRCHILD HOUSE, FANSHAW STREET, LONDON, N1  
£450,000 LEASEHOLD

## BRIGHT TWO BEDROOM APARTMENT WITH BALCONY CLOSE TO OLD STREET & SHOREDITCH

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### DESCRIPTION:

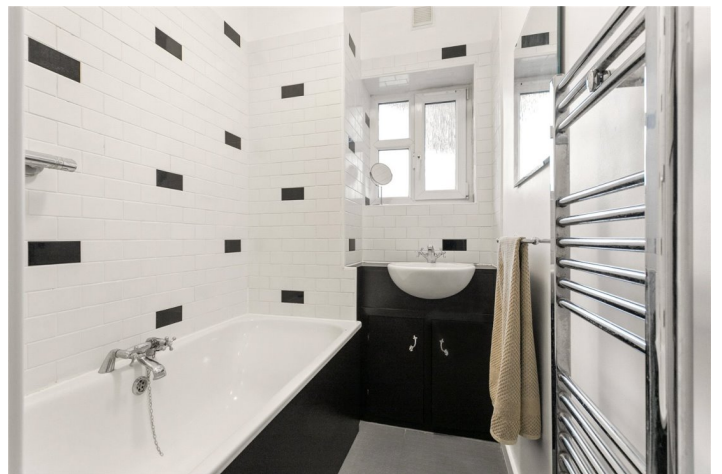
Set on the third floor of Fairchild House on Fanshaw Street, this bright two-bedroom apartment offers well-proportioned living space with a south-facing aspect. The flat measures approximately 661 sqft complemented by a private balcony ideal for outdoor dining or relaxing.

The layout maximises practicality, with two generously sized double bedrooms, a living room that's perfect for relaxing or entertaining, and a well-appointed kitchen separate from the main living area. The bathroom and a dedicated WC add further convenience, while the recent refurbishment has introduced modern finishes and thoughtful attention to detail throughout, creating a stylish and inviting home offered chain free, making it an ideal choice for both owner-occupiers and investors

Perfectly positioned on the edge of Old Street, the Shoreditch Triangle and the City, the flat is ideally placed for an exceptional range of restaurants, cafés, bars and cultural hotspots, as well as excellent transport links via Old Street station and multiple bus routes. This prime location combines vibrant city living with everyday convenience.

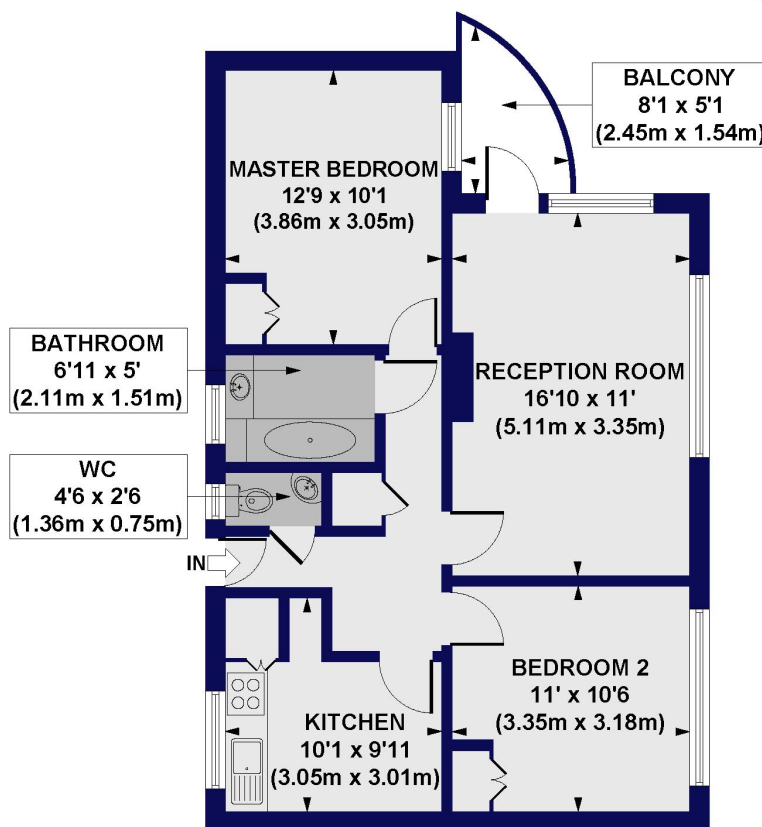
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**Fairchild House, Fanshaw Street, N1**  
**Approx. Gross Internal Floor Area 661 sq. ft / 61.41 sq. m**



**FIRST 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.

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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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SHO260018>

**Tenure:** Leasehold

**Term:** 88 year and 0 months

**Service Charge:** £2111 per annum

**Ground Rent:** £ 9 Annually (subject to increase)

**Council Tax Band:** B

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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