



FLAT 10, THE FACTORY, NILE STREET, LONDON, N1
£1,400,000 SHARE OF FREEHOLD

AN EXCEPTIONAL 1293SQFT LOFT APARTMENT 0.3 MILES FROM OLD STREET STATION

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DESCRIPTION:

The Factory is an exemplary warehouse conversion and one of the most desirable residential addresses within London's technology district. This rare one-bedroom loft extends to approximately 1,293 sq ft, demonstrating open-plan loft living of an exceptional calibre. High ceilings and expansive proportions allow for extensive natural light, contributing to a pronounced sense of volume and spatial clarity. Contemporary finishes have been integrated cohesively with the original warehouse elements, achieving a balanced composition of modern detail and industrial character. The large, open-plan arrangement provides an adaptable environment suitable for both everyday living and formal entertaining.

Positioned in a desirable location, The Factory represents a distinguished fusion of retained industrial fabric and award-winning contemporary design. The 2010 idFx Magazine accolade reflects the scheme's advanced spatial planning and refined interior execution. As one of the most sought-after buildings in the area, it offers residents a distinctive and design-led living environment.

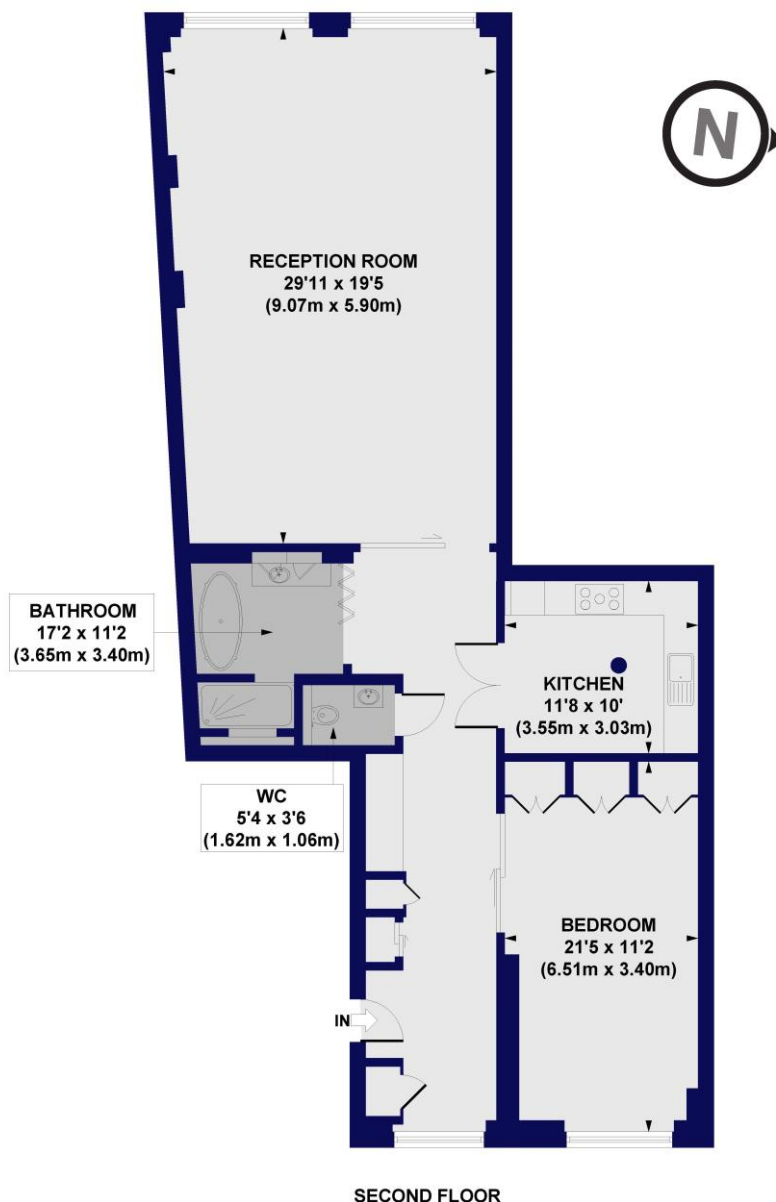
The Nile Street buildings were originally used as a warehouse in Victorian times and the conversion to residential use created a striking collection of apartments which are internally distanced from the terraced surroundings. Set on a no through road, the property benefits from relatively peaceful surroundings whilst being set just moments from both Old Street and Angel. A huge selection of bars, cafes and restaurants are on hand in all directions whilst access to the City and Moorgate is easily facilitated by the Northern line at Old Street although a walk or cycle is generally a preferred option. The high street shops on Upper Street are within easy reach as is the eclectic mix of markets and high end boutiques in Shoreditch.

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The Factory, Nile Street, N1
Approx. Gross Internal Floor Area 1339 sq. ft / 124.4 sq. m



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	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250590>

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £6420 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

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