



SHEPHERDESS WALK, LONDON, LONDON, N1
£1,100,000 SHARE OF FREEHOLD

A STUNNING 3 BEDROOM PERIOD CONVERSION WITH PRIVATE GARDEN

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DESCRIPTION:

A wonderful three bedroom flat located on a quiet road in Islington. Spanning over 1,300sqft the property is flooded with natural light and offers well-proportioned rooms throughout. The property comprises of three double bedrooms, a family bathroom, eat in kitchen, a generous reception room and private west-facing garden. The property offers the chance to convert the vaults and extend further to the rear as planning permission has been granted. The property further benefits from a share of the freehold and is offered to the market chain free.

Shepherdess Walk is a non 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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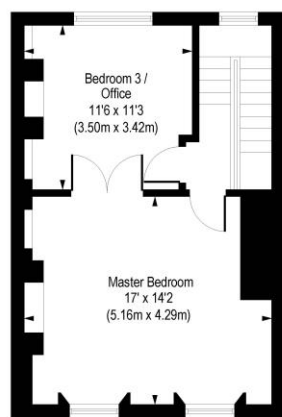


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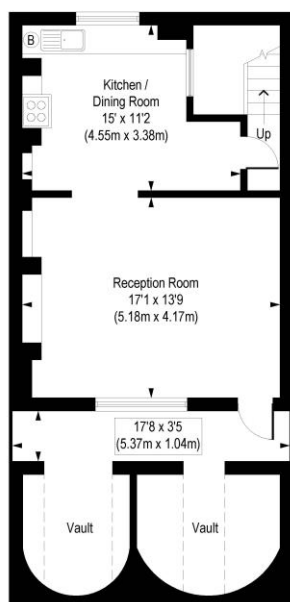
Shepherdess Walk, N1

Approx. Gross Internal Floor Area 1432 sq. ft / 133.06 sq. m (Including Vault)

Approx. Gross Internal Floor Area 1302 sq. ft / 120.99 sq. m (Excluding Vault)



First Floor
Gross Internal
Floor Area 439 sq ft



Lower Ground Floor
Gross Internal
Floor Area 449 sq ft

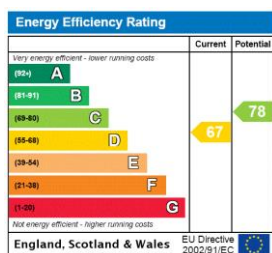


Ground Floor
Gross Internal
Floor Area 415 sq ft

Bathroom
5'6" x 5' /
(1.66m x 1.52m)

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.



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