



An incredible ninth floor apartment with park views

Gainsborough Studios West, 1 Poole Street, Shoreditch, London, N1

Guide Price £1,100,000 Leasehold



2 Bedrooms • 1 Reception Room • 2 Bathroom

Direct views over Shoreditch Park • Secure parking space • 24 hour concierge • South facing lounge • Floor to ceiling window panes • Canal-side development •

About this property

The apartment is on the ninth floor with south facing aspect with phenomenal views over Shoreditch Park. The property features two double bedrooms, an open plan kitchen/reception space of excellent proportion, two bathrooms as well as a spacious hallway which with houses additional storage.

The first double bedroom boasts excellent built in storage and the second double bedroom features fitted wardrobes and an ensuite bathroom. Floor to ceiling windows make the apartment extremely light throughout. The property comes with its own dedicated parking space within the building and there is a concierge.

It is a truly attractive property with wonderful views which we are delighted to bring to the market.

Local Information

Gainsborough Studios is a highly regarded modern development, set on the site of (and including some of the buildings of) Alfred Hitchcock's former film studios of the same name.

Amenities and transport links are plentiful with Shoreditch and Old Street slightly to the South and East. To the North there is easy access to De Beauvoir, Upper Street and Essex Road.

Tenure

Leasehold

Local Authority

Hackney Council

Energy Performance

EPC Rating = C

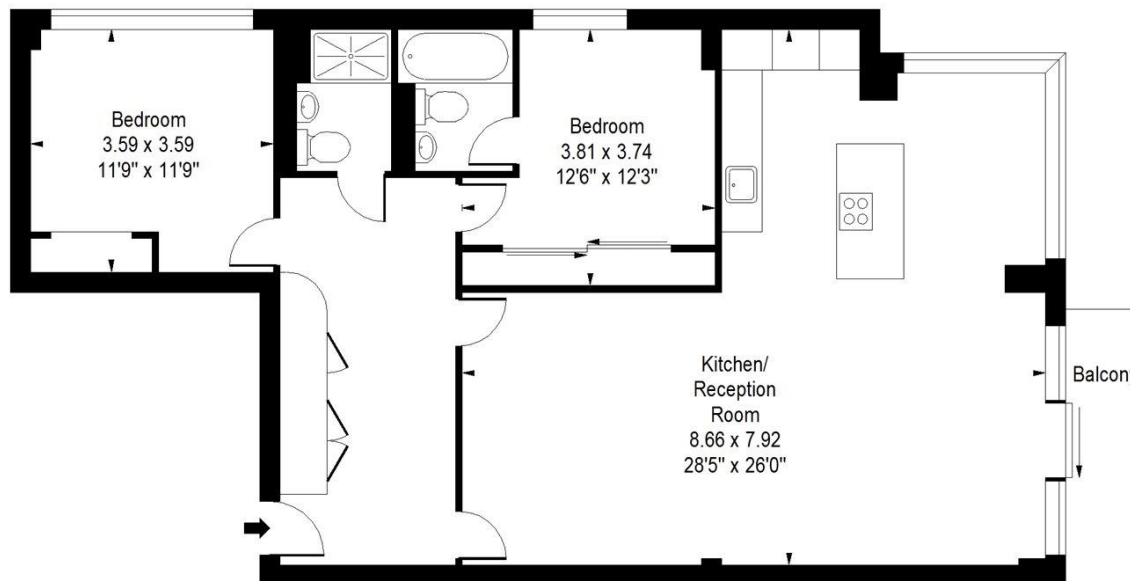
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.





**Gainsborough Studios West,
Poole Street, N1**
Approximate Gross Internal Area = 1095 sq ft / 101.73 sqm



Ninth Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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