



A large one bedroom live/work apartment in the heart of

Drysdale Street, London, N1

£499,995 Leasehold (979 years remaining)

savills

One bedroom • One bathroom • One reception room

EWS1 form in place • Live/work apartment • Approximately 754 square feet • Gated development • Sliding partition wall • Offered chain free

Local Information

Drysdale Street is conveniently located within close proximity to the bars, restaurants and shops Shoreditch has to offer. The development is a well tended purpose built block which is home to a selection of offices and flats within a secure gated environment.

A popular area for professionals thanks to the various legal and financial institutions in the City. Other transport links include Hoxton Overground (approximately 530 yards), Shoreditch High Street Station (approximately 600 yards), Old Street Tube (approximately 710 yards) and Liverpool Street Station (approximately 0.7 miles) .

Source: Streetcheck.co.uk

About this property

A live/work apartment located on the first floor of a desirable gated development, located in a peaceful enclave of Shoreditch/Hoxton.

The apartment is approximately 754 square feet of versatile living accommodation. A sliding partition divides the bedroom and lounge, allowing flexibility and maximising the natural light.

There is ample storage space, a reasonably large kitchen area and large windows.

The development is situated in Drysdale Street which is off Kingsland Road. There is an wonderful sense of tranquillity within the gated environment yet it's seconds from Hoxton Square, Brick Lane, Shoreditch High Street and Old Street.

Tenure

Leasehold(979 years remaining)

Local Authority

Hackney

Energy Performance

EPC Rating = C

Viewing

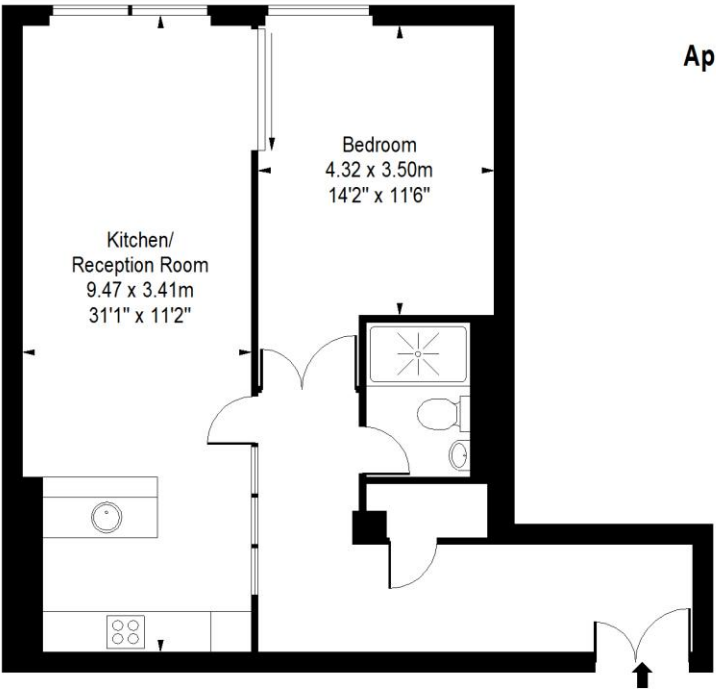
All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.

Telephone: +44 (0) 207 578 6200.





Drysdale Street, London, N1
Gross Internal Area 754 sq ft, 70 m²




Drysdale Street, N1
Approximate Gross Internal Area = 754 sq ft / 70.05 sqm



First 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		88
(81-91) B		
(69-80) C	76	
(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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