



A superb development opposite Shoreditch park.

**Gainsborough Studios East, 1 Poole Street, London, N1**

Guide Price £650,000 Leasehold (Lease Expiry May 2192)





• **Two bedrooms • One bathroom • Reception room**

- Two Double Bedrooms • Balcony • Concierge • Third Floor
- Lift • Close to Old Street, Shoreditch and Angel
- EWS1 Compliant

**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. Southgate Road/New North Road is on four bus routes towards Old Street, The City and London Bridge and Waterloo. Old Street station is easily accessible by bus or just over 1km away.

**About this property**

A light bright, well-proportioned two double bedroom apartment with balcony set in the iconic Gainsborough Studios.

The apartment has a modern bathroom/wc and fitted kitchen with integrated appliances. The open plan reception, kitchen and dining area has full length sliding glass doors opening to the balcony with views of the Regent's Canal, and the Alfred Hitchcock sculpture.

Gainsborough Studios has long been considered one of the most desirable developments in the area. The situation is seen by many as a perfect mix; directly next to the canal and Shoreditch park, and within easy reach of Angel and the City

Please note, these images were taken in 2018.



**Tenure** - Leasehold (Lease Expiry May 2192)

**Local Authority** - Hackney

**Council Tax** - Band = D

**Ground Rent** - TBC per annum

**Service Charge** – TBC per annum

**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.



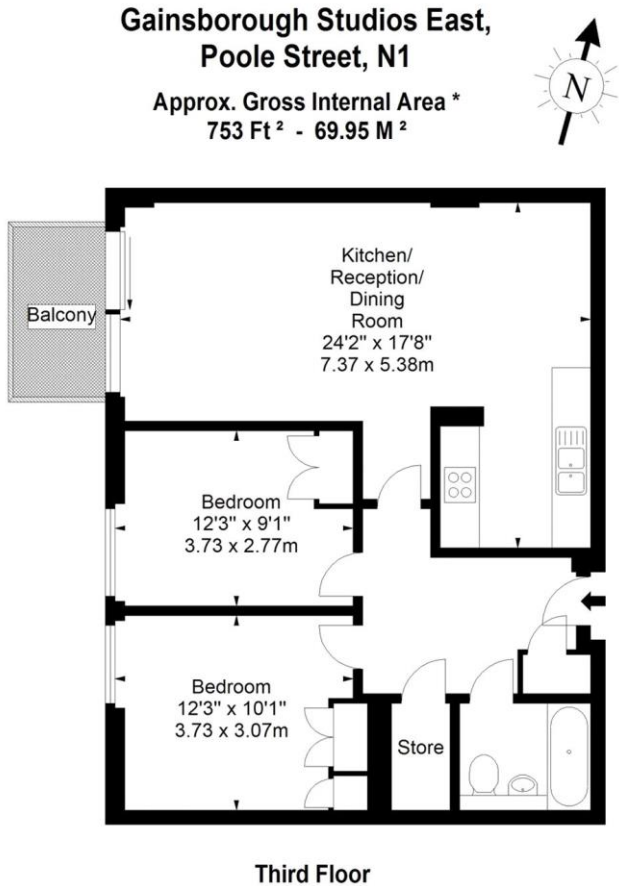





Gainsborough Studios East, 1 Poole Street, London, N1  
Gross Internal Area 753 sq ft, 70 m<sup>2</sup>

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Every attempt has been made to ensure the accuracy of this floor plan  
however, measurements are approximate and for illustration purposes only.  
Measured in accordance with the RICS code of measuring practice. Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>7</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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