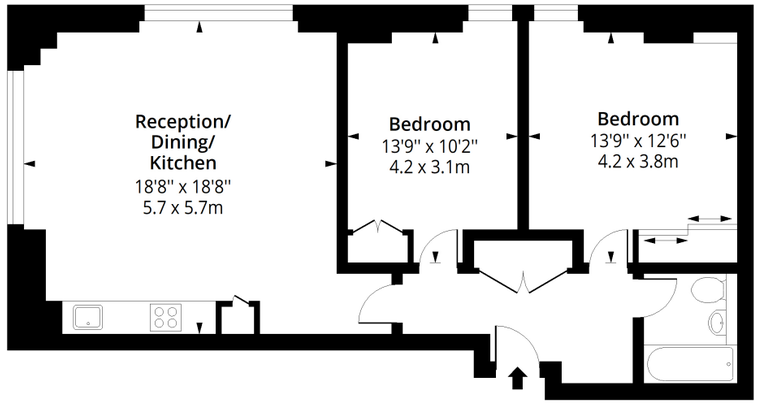
Gainsborough Studios, N1

Approx. Gross Internal Area 806 Sq Ft - 74.88 Sq M



Second Floor

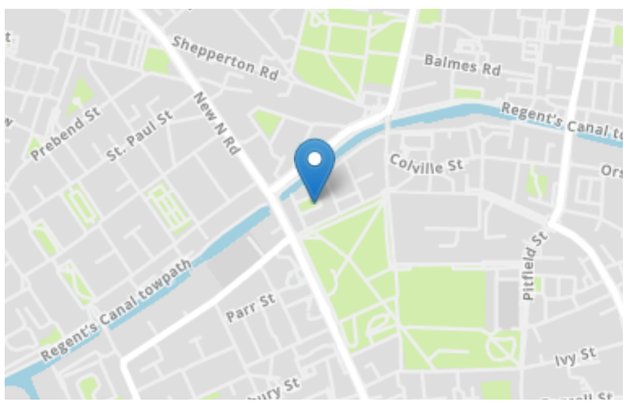
Floor Area 806 Sq Ft - 74.88 Sq M

RICS Certified Property Measurer

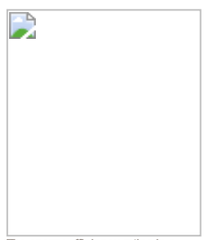
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 20/1/2026

Location



EPC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

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Flat 17, 1 Gainsborough Studios South, Poole Street, London, N1 5EE

£700,000 / Leasehold



Discover the perfect blend of modern living and vibrant city style in this stunning 2-bedroom apartment situated within the iconic Gainsborough Studios. Boasting an impressive 806 square feet of beautifully maintained space, this home offers a harmonious balance of comfort and sophistication in one of London's most sought-after locations.

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Step inside to an inviting open plan kitchen and living area that is designed for both relaxation and entertaining. The sleek, contemporary kitchen is equipped with high-quality appliances and ample storage, allowing you to prepare meals with ease while still engaging with guests or family in the spacious living space. Large windows flood the room with natural light, creating an airy atmosphere that perfectly complements the stylish interiors.

Both bedrooms provide generous space, offering peaceful retreats with plenty of storage options. The bathroom has been thoughtfully designed featuring modern fixtures and a clean, elegant finish, ensuring convenience and comfort in every detail. With an EPC rating of B, this property is not only beautiful but also energy efficient, helping to keep your running costs down.

One of the standout features of this exceptional apartment is the breathtaking views it offers. From the window, you can admire the tranquil expanse of Shoreditch Park alongside the captivating City Skyline, providing an inspiring backdrop to your everyday life. Whether enjoying your morning coffee or unwinding after a long day, these views are sure to enhance your living experience.

Residents at Gainsborough Studios benefit from a 24-hour concierge service, providing peace of mind and a touch of luxury. The building's communal areas are meticulously maintained, reflecting the high standards of the community and adding to the overall appeal of the property. This apartment offers not only a home but a lifestyle in one of London's most dynamic neighbourhoods, just moments away from Shoreditch's eclectic mix of cafes, shops, and cultural hotspots.

This 2-bedroom apartment is an exceptional opportunity for first-time buyers, professionals, or investors looking to secure a stylish residence in a prime location. Its combination of generous living space, superb amenities, stunning views, and excellent transport links makes it a truly outstanding offering on the market.

Don't miss the chance to make this beautiful apartment your new home. Contact us today to arrange a viewing and experience all that Gainsborough Studios and Shoreditch have to offer.

- 806 SQ FT 2-bedroom apartment
- Open plan Kitchen and Living area
- Gainsborough Studios
- 24-hour concierge
- Views of Shoreditch park and City Skyline
- Beautifully maintained home
- EPC Rating B
- 999-year lease from June 2002

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