

Shepherdess Place, London, N1 7LJ

1 Bed | 1 Bath | 1 Reception Room | Asking Price £825,000 |

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STIRLING ACKROYD

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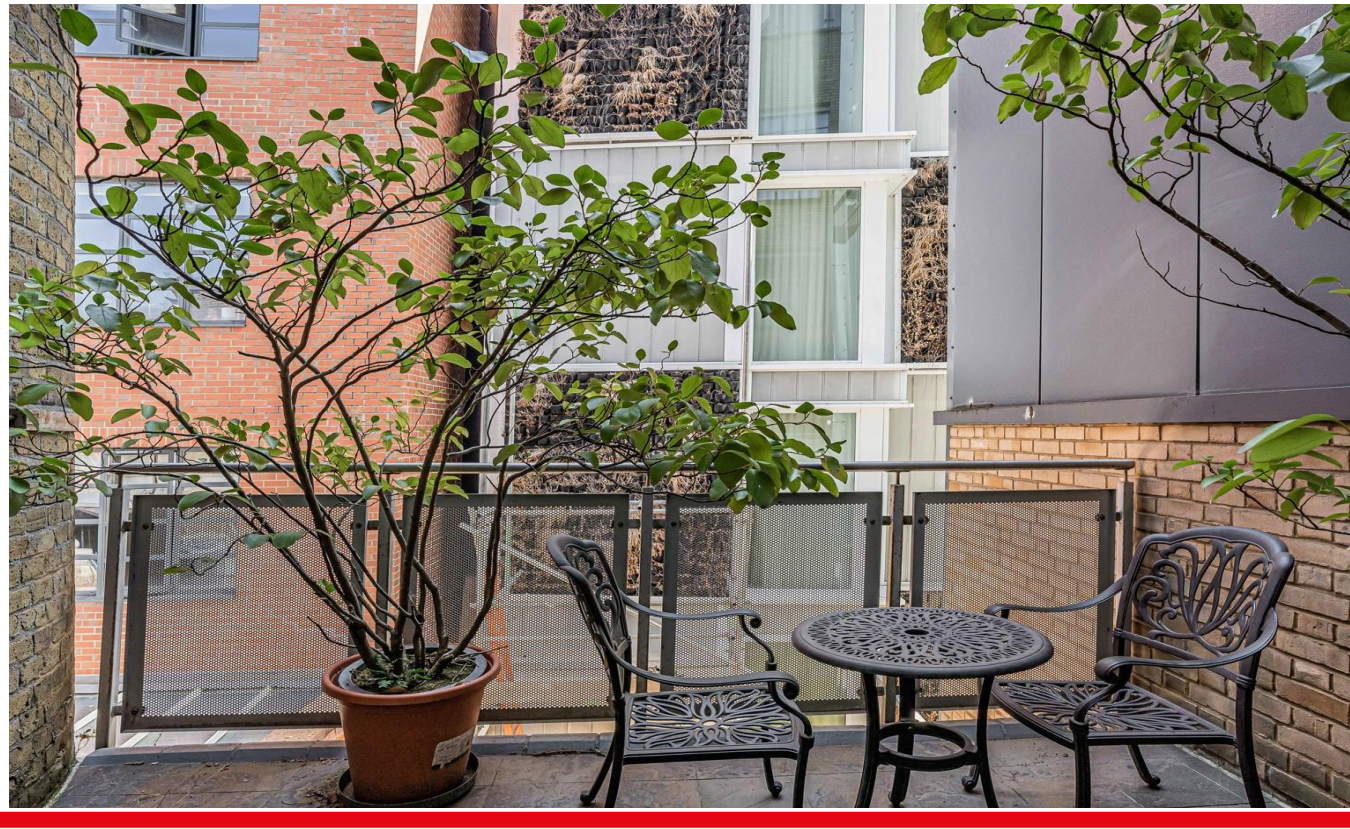
A striking and exceptionally spacious one bedroom loft-style apartment, extending to approximately 1,018 square feet, set on the second floor of the iconic Chocolate Studios, a converted chocolate factory

The property offers a superb sense of space and character, with an impressive open-plan living, dining and kitchen area providing an ideal setting for both everyday living and entertaining. Retaining the charm of the building's industrial heritage, the apartment features attractive exposed brickwork, creating a distinctive loft-style atmosphere throughout.

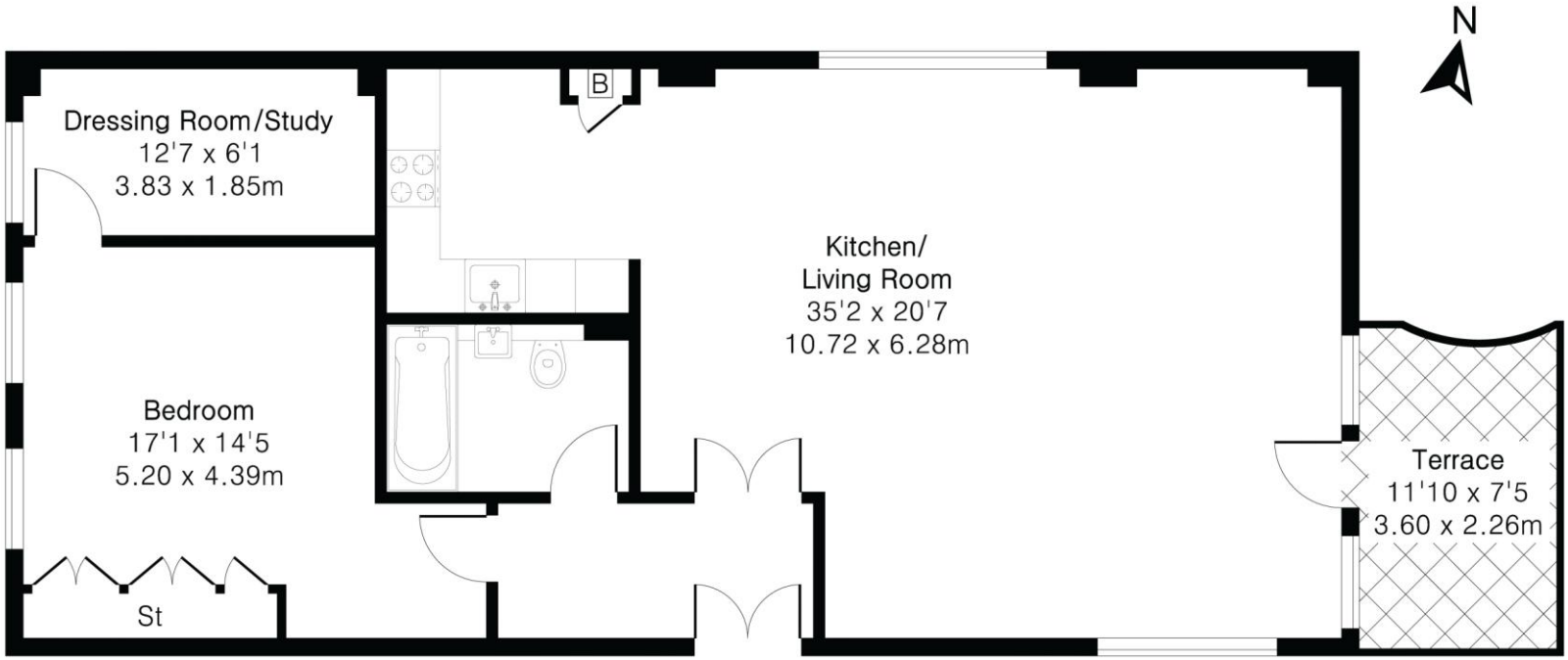
Chocolate Studios is superbly positioned on Shepherdess Place, ideally located for the amenities, restaurants, cafés and creative energy of Shoreditch, Old Street, Hoxton and Angel. The City is also within easy reach, making this an excellent home for professionals seeking space, character and a highly convenient central London location.

Service Charge: £3513 pa
Ground Rent: £250 pa
Lease Length: 99 years





Approximate Gross Internal Area 1018 sq ft - 95 sq m



Second Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing arrangement by appointment

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