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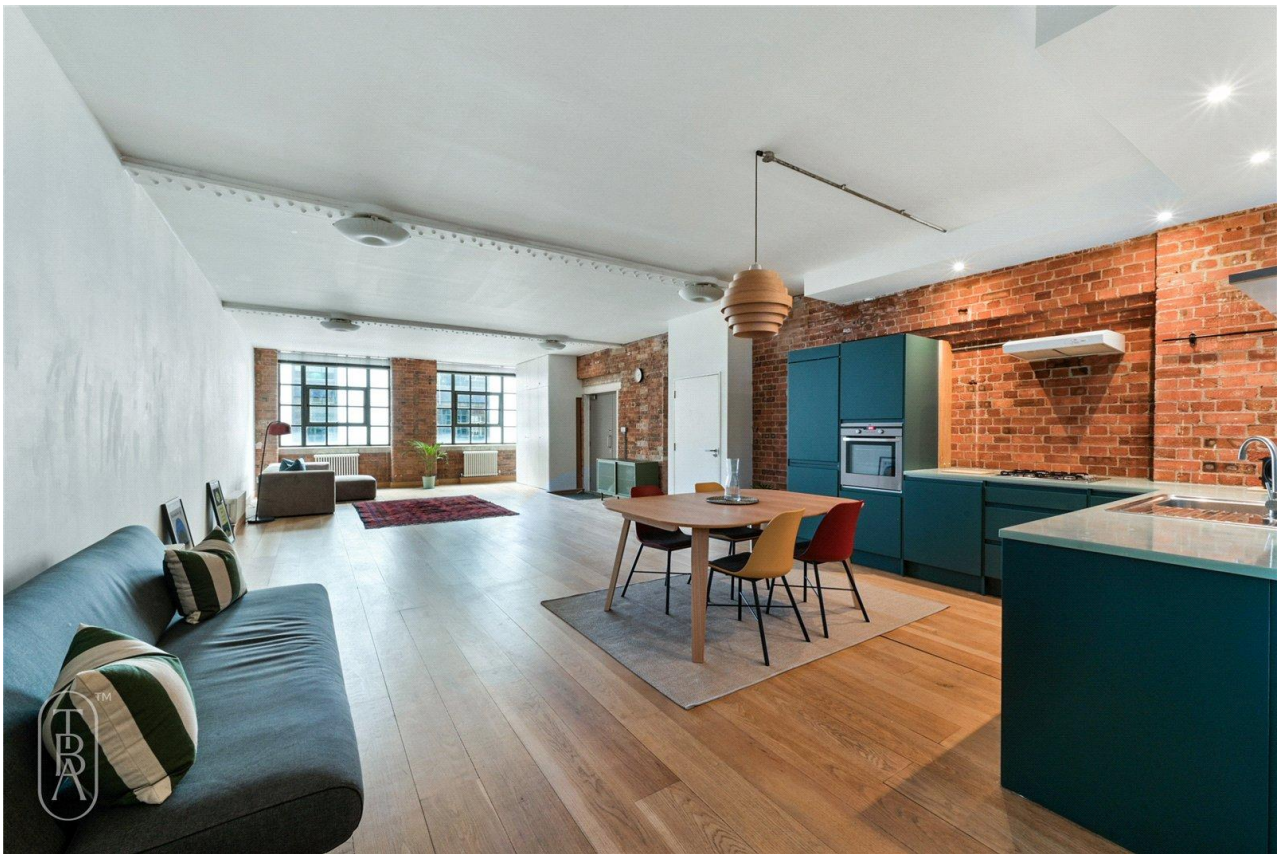

Shepherdess Walk N1

Share of Freehold
2 Bed 2 Bath
1267 sqft (approx)

Situated on the 2nd floor with just under 1,300 sqft (approx.) of lateral space, this 2 bed, 2 bath warehouse apartment in The Factory features a vast 40ft (approx.) long living room. Accessed from Shepherdess Walk, this authentic loft has the added benefit of a decked terrace overlooking the central courtyard. Converted by The Manhattan Loft Corporation back in 1997, The Factory is a very popular former Edwardian textiles warehouse building owing to each loft being entirely unique and the pure essence of authentic loft living.

- Outside space
- Exposed brickwork
- Converted warehouse

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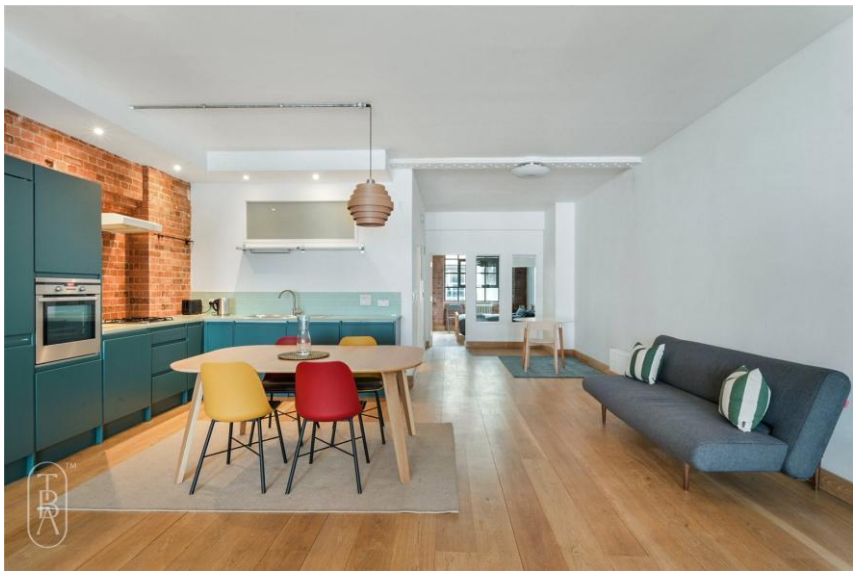
Upon entering, the large open plan space is the first striking impression with two double glazed crittall warehouse windows overlooking Shepherdess Walk to the West and a modern fully fitted kitchen at the far end. Solid timber wood floors, stripped back exposed red brick walls and good ceiling height are a few of the keys aesthetics. Towards the East facing side of the apartment is a three piece fully tiled bathroom with bath and master bedroom with en-suite shower room, built in wardrobes and double loading doors opening onto the decked terrace which gets the morning to early afternoon sun. There is also a smaller double bedroom with large crittall windows overlooking the landscaped courtyard with palm trees.

Located in The Shepherdess Walk Quarter just off City Road, Nile Street is a few minutes' walk to Old Street and Angel tube further North. Whilst the redeveloped array of high-rise mixed-use developments along City Road has increased over the years, The Factory stands out as one of the best historic warehouse conversions near Shoreditch.

A new lease of life on the corner of Shepherdess Walk will be completed soon with the sympathetically designed development The Arc, which will bring a mix of coffee shops and restaurants to the doorstep. With Shoreditch, Islington and Clerkenwell all very close by this area is near all the action whist being away from the hustle and bustle.

Tenure: Share of Freehold
Lease Length: 972 years and 10 months
Service Charge: £4,500 per annum (approx.)
Ground Rent: £0 per annum (approx.)
Parking: N/A
Local Authority: Hackney Council
Council Tax Band: F



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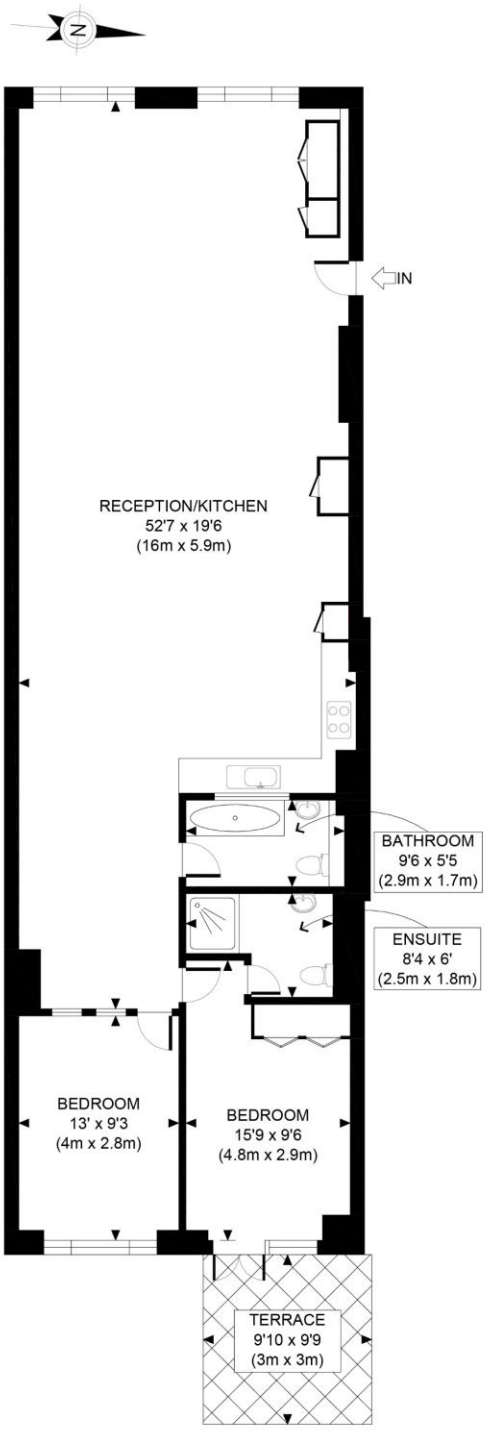

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1267 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1267 SQ FT / 118 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation