



Leonard Street EC2A

Leasehold
2 Bed 1 Bath
963 sqft (approx)

Set within Galaxy House on Leonard Street, a former Victorian warehouse on Leonard Street, this superb two-bedroom apartment extends to approximately 963 sqft, beautifully combining authentic warehouse character with contemporary living.

- Original Warehouse
- Exposed brickwork
- Lift access



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Occupying the first floor (with lift access), the apartment centres around an impressive 24 ft-wide open-plan kitchen, dining and reception space, creating a wonderfully bright and versatile environment for both everyday living and entertaining. Designed with entertaining in mind, the contemporary kitchen features solid worktops, integrated appliances, a gas hob, a Smeg fridge/freezer and sleek cabinetry, balancing practicality with clean, modern design.

Natural light pours through striking Gothic-style Crittall windows, while exposed brickwork, timber flooring, contemporary spotlighting and industrial-style loading doors opening onto a Juliette balcony pay homage to the building's warehouse heritage.

The two generous double bedrooms are separate rather than next to each other and served by a fully tiled shower room accessed from the entrance hallway.

Positioned in the heart of London's creative quarter, Leonard Street places you moments from Shoreditch, Old Street, Hoxton and Clerkenwell—four of the capital's most vibrant neighbourhoods. The surrounding streets are home to an outstanding collection of acclaimed restaurants, independent cafés, stylish bars and contemporary galleries, with destinations such as Ozone Coffee



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Excellent transport links place the rest of London within easy reach. Old Street Underground Station (Northern line) is less than five minutes away on foot, while Barbican and Farringdon stations provide access to the Circle, Metropolitan and Hammersmith & City lines. Farringdon also benefits from the Elizabeth line, offering fast connections across London and to Heathrow Airport.

Tenure: Leasehold

Lease Length: 101 years and 2 months

Service Charge: £5,856 per annum (approx.)

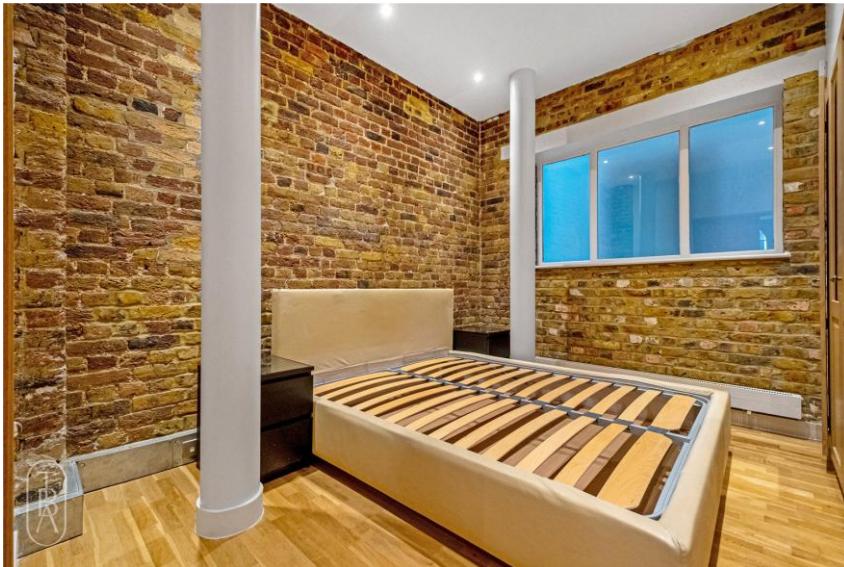
Ground Rent: £250 per annum (approx.)

Parking: On-street via permit

Local Authority: Islington Council

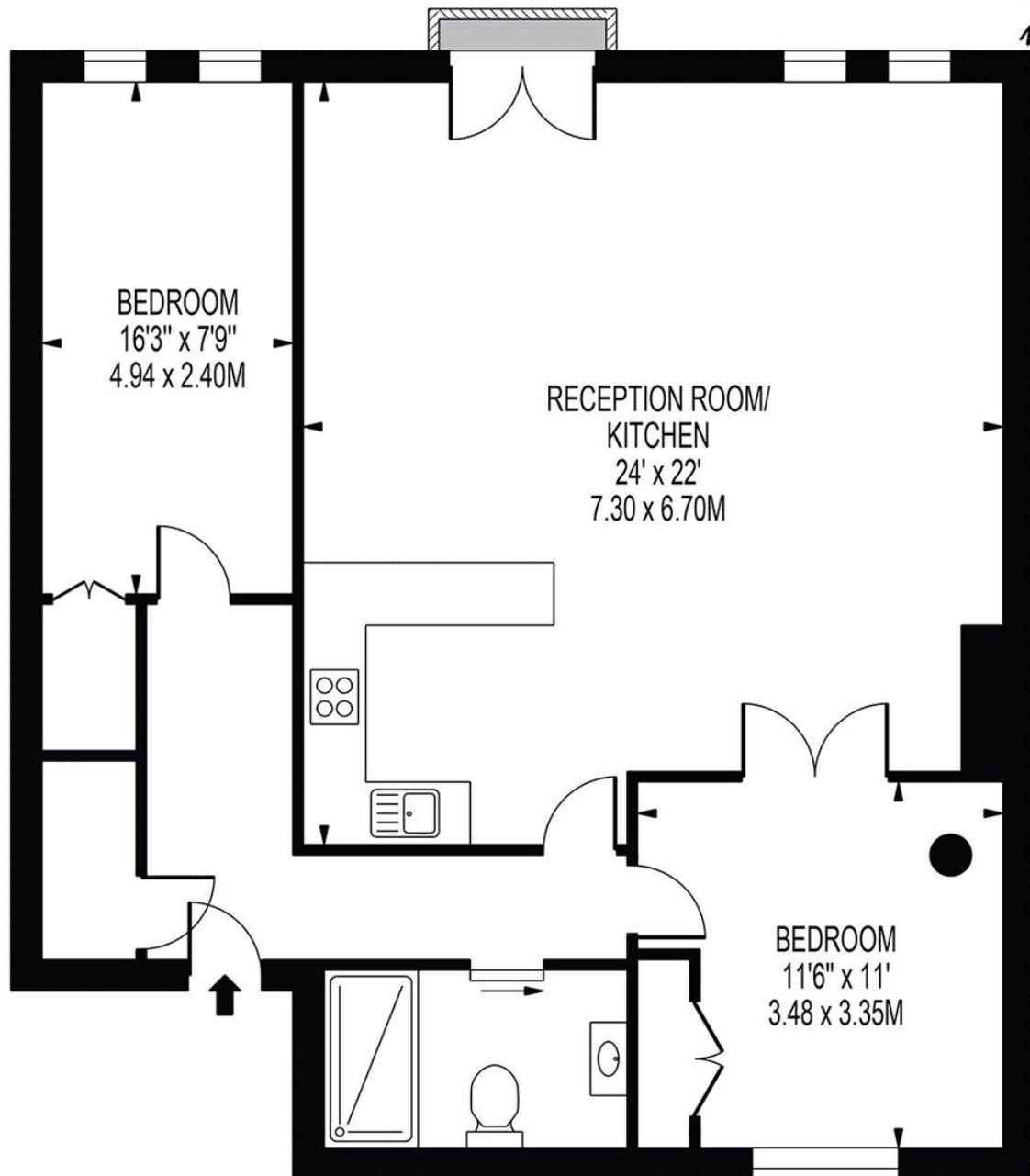
Council Tax Band: F

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LEONARD STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 963 SQ FT - 89.46 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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