



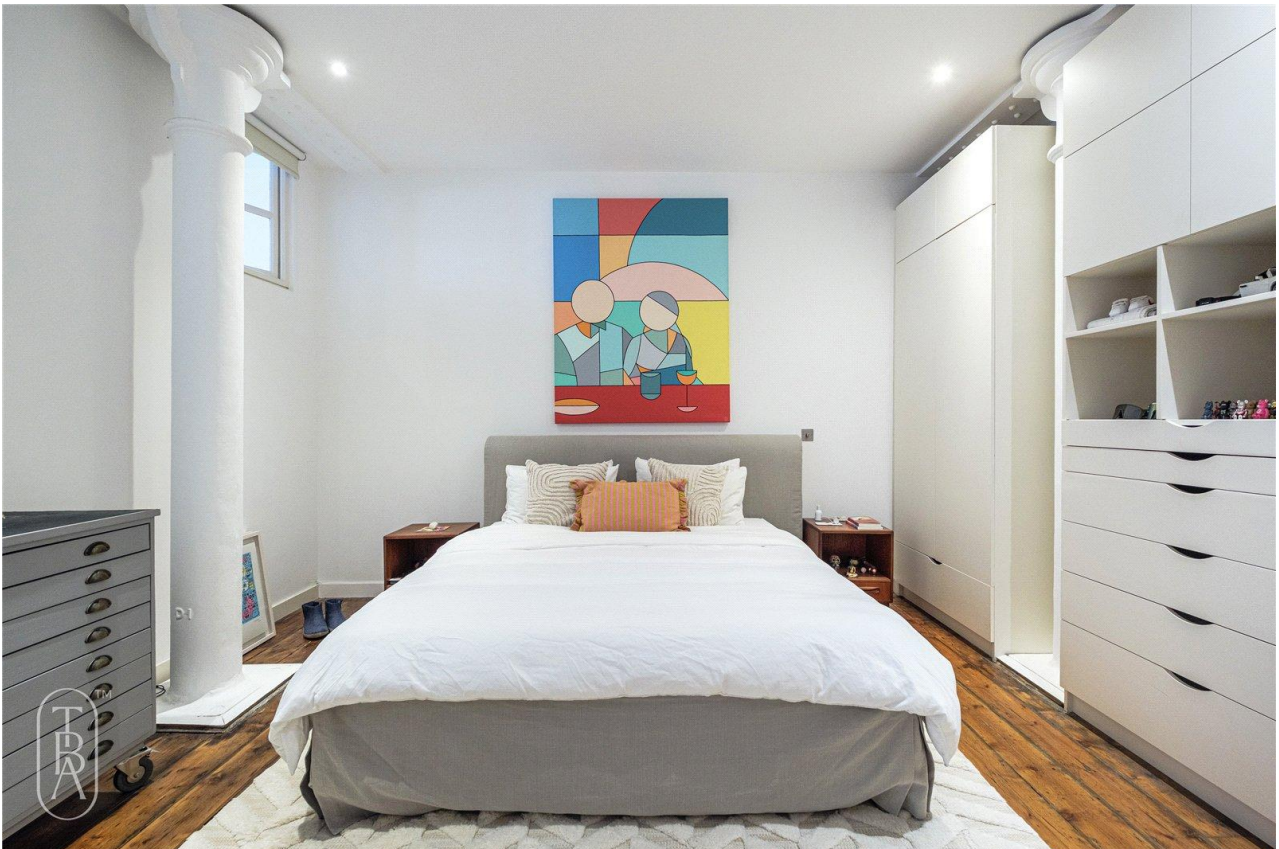
Shepherdess Walk N1

Share of Freehold
4 Bed 2 Bath
1667 sqft (approx.)

Situated on the 2nd floor with just under 1,700 sqft (approx.) of lateral space, this 4 bed, 2 bath warehouse apartment in The Factory features exposed brick, original wood floors, a Juliet balcony, steel pillars and Crittall windows. Accessed from Shepherdess Walk, this authentic loft has the added benefit of secure underground parking.

- Daytime porter
- Warehouse conversion
- Secure underground parking

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Converted by The Manhattan Loft Corporation back in 1997, The Factory is a very popular former Edwardian textiles warehouse owing to each loft being entirely unique and the pure essence of authentic loft living. A great apartment for a couple or a family, the property has been cleverly designed to include spacious bedrooms and a large walk-in wardrobe yet still retaining its industrial feel. With entertaining in mind, the large open plan living/kitchen suits itself perfectly for dinner parties and the large kitchen features integrated appliances with a double oven and large 6 ring gas hob, an absolute must have for any keen chef.



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Both bathrooms are finished with neutral décor and have walk-in showers plus the main benefits from a design-led bathtub as well.

Located on Shepherdess Walk just off City Road, just 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. With Shoreditch, Islington and Clerkenwell all very close by this area is near all the action whilst being away from the hustle and bustle.

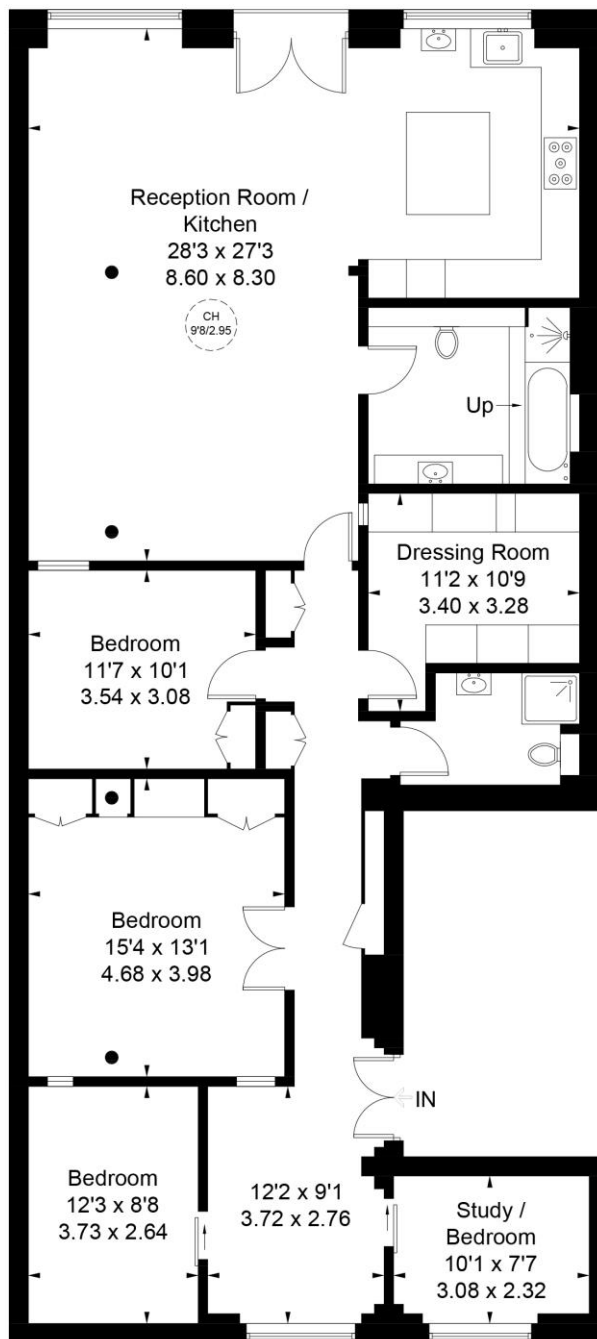
Tenure: Share of Freehold
Lease Length: 970 years
Service Charge: £8,000 per annum (approx.)
Ground Rent: N/A
Parking: Secure Underground Parking
Local Authority: Hackney Council
Council Tax Band: F

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Shepherdess Walk, N1

Approximate Gross Internal Area
1667 sq ft / 154.9 sq m



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1271817)