



Mitchell Street EC1V

Share of Freehold

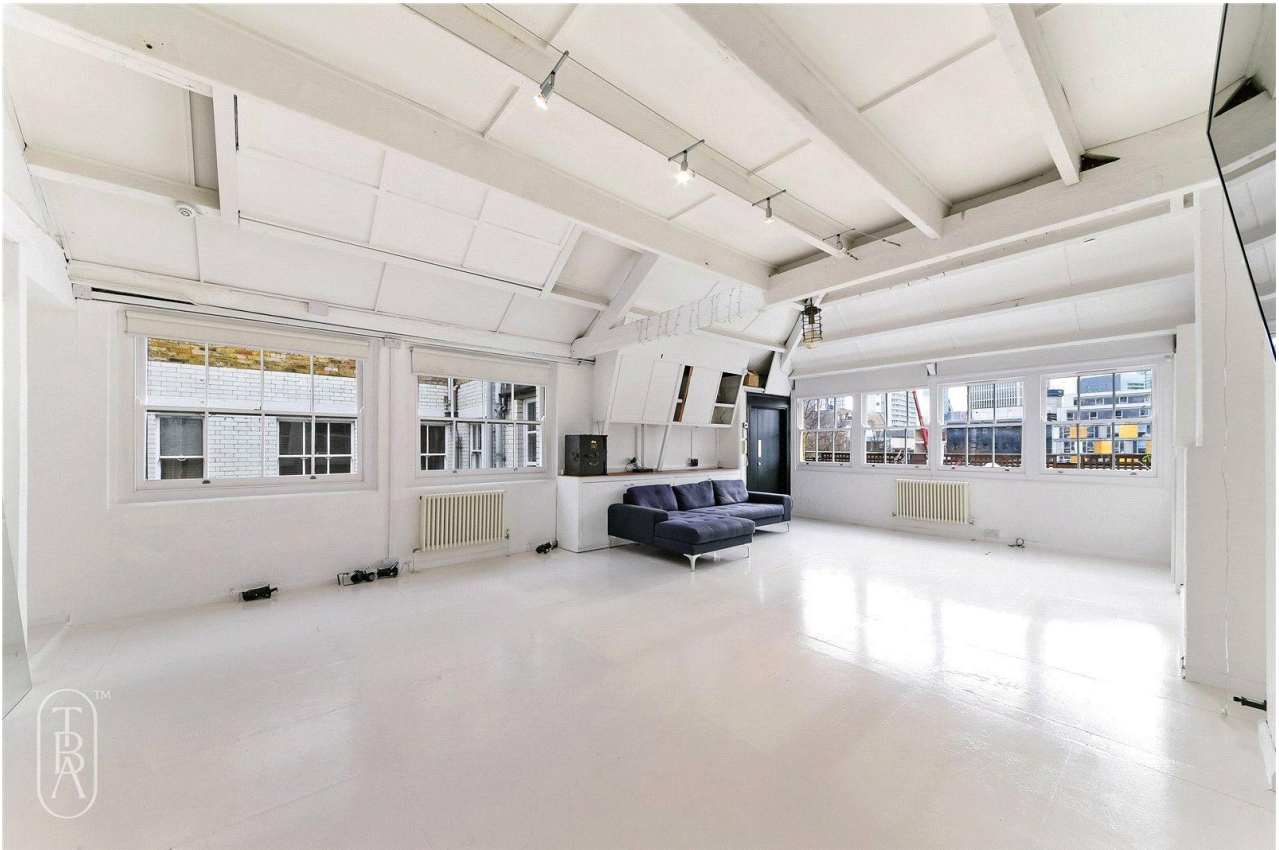
1 Bed 1 Bath

1095 sqft (approx.)

This increasingly rare, original live/work warehouse apartment presents a unique opportunity to acquire an authentic piece of East London, ideally positioned within the St Luke's Conservation Area between the vibrant hubs of Clerkenwell and Old Street. Occupying the third and fourth floors of a striking former Victorian warehouse, this remarkable top-floor home extends to just under 1,100 sqft (approx.) and seamlessly blends industrial heritage with creative, contemporary living.

- Classic Victorian Warehouse
- Live/work
- Large private terrace

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Upon entering, you're welcomed into a bright and expansive living space defined by double-height vaulted ceilings and white-painted floors, with direct access to a generous south-facing terrace. Original features have been thoughtfully retained, including sash windows, painted exposed brickwork, and original timber flooring, all celebrating the building's rich history. With triple-aspect windows, the apartment is flooded with natural light throughout the day.

To the rear, a modern kitchen is fitted with integrated appliances, offering a clean and functional contrast to the industrial aesthetic. A steel staircase leads to the mezzanine level, currently arranged as a bedroom, with ample space for built-in storage and a workspace. This level is further enhanced by two large skylights, adding to the sense of volume and light. The bathroom is positioned adjacent to a useful storage/utility room.

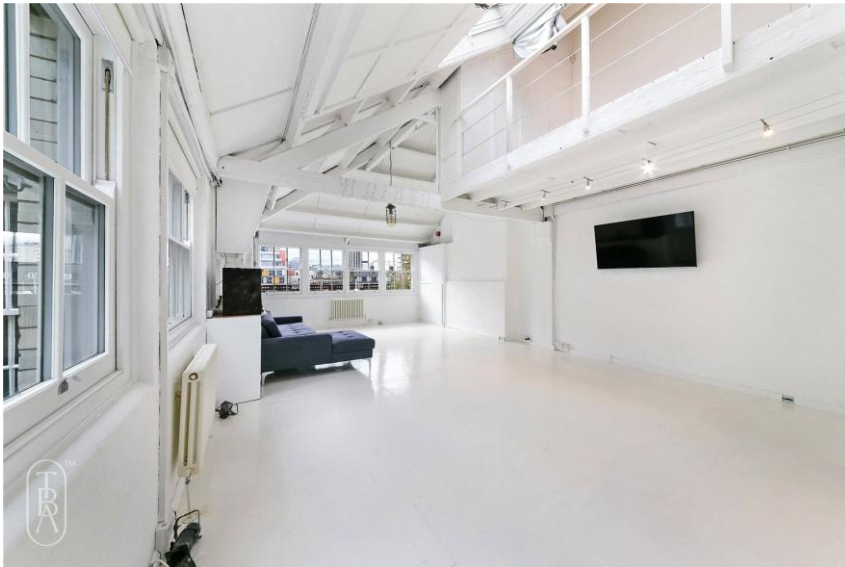
The surrounding area offers some of East London's best in dining and nightlife, with a wide selection of acclaimed restaurants, cafés and bars within easy reach. From the renowned eateries of Clerkenwell and Exmouth Market to the ever-evolving scene around Old Street and Shoreditch, there is no shortage of options whether for casual dining, late-night drinks, or weekend brunch.

A rare opportunity to acquire a true blank canvas, allowing an incoming owner to reimagine and enhance an already special home.

Old Street Station is approximately a 7-minute walk away (Northern Line), while Barbican Station is around 12 minutes on foot (Circle, Hammersmith & City and Metropolitan lines). Liverpool Street Station is also within easy reach, offering access to the Elizabeth Line and Heathrow in approximately 40 minutes.

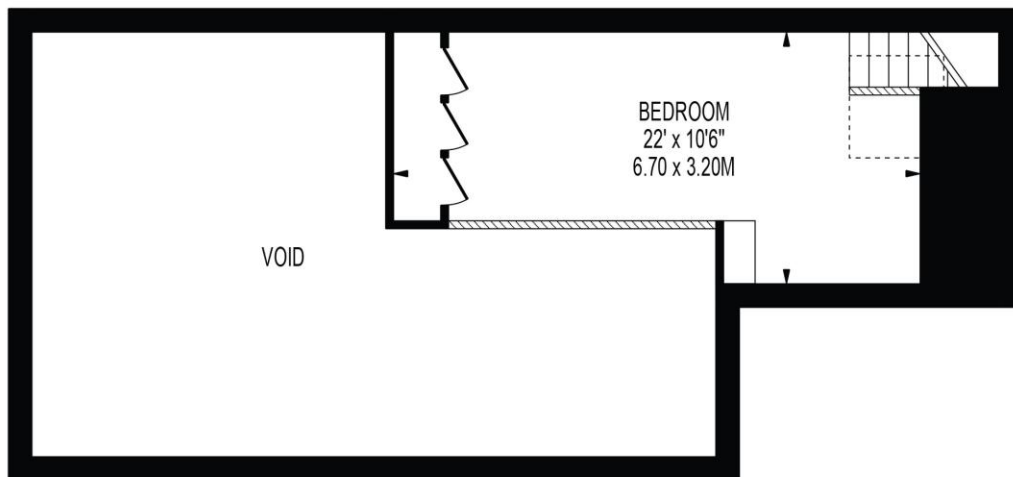
Tenure: Share of Freehold
Lease Length: TBC
Service Charge: £4,388 per annum (approx.)
Ground Rent: TBC
Parking: On Street Via Permit
Local Authority: Islington Council
Council Tax Band: C

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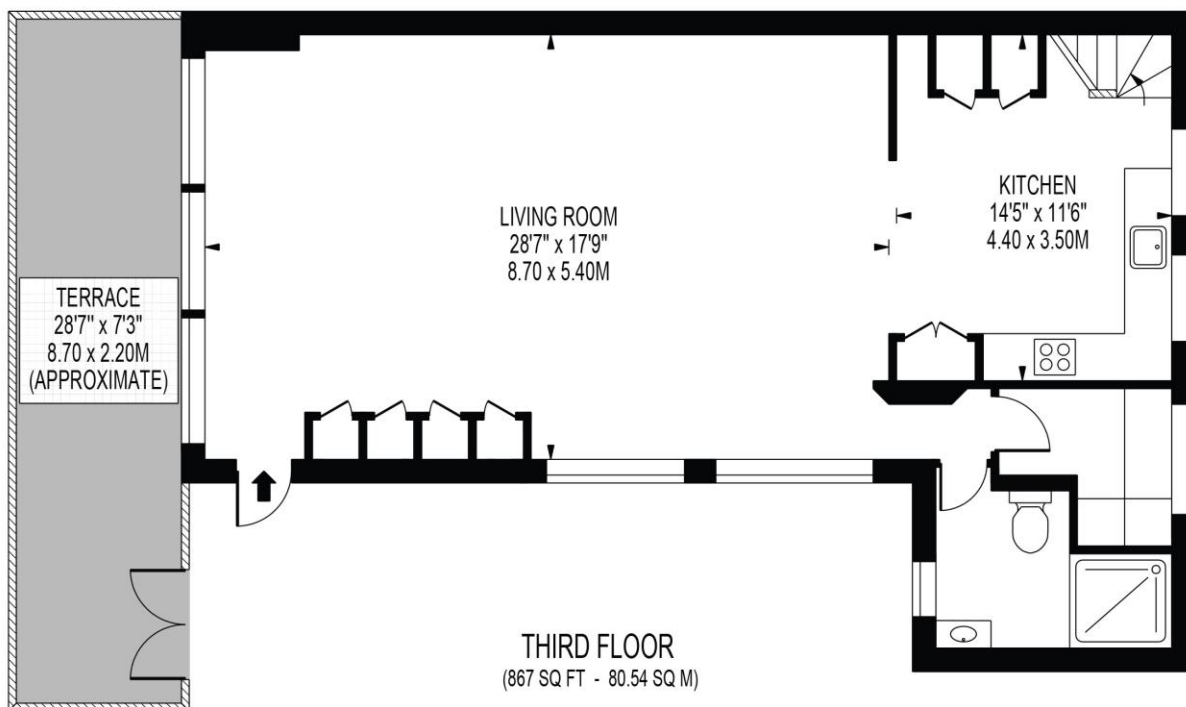


MITCHELL STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1095 SQ FT - 101.72 SQ M



MEZZANINE
(228 SQ FT - 21.18 SQ M)



THIRD FLOOR
(867 SQ FT - 80.54 SQ M)

FOR ILLUSTRATION PURPOSES ONLY

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