



PER MONTH

**£4,000 Per Month**  
**Shepherdess Walk**

London, N1 7JP

A wonderfully designed apartment set within a converted warehouse just moments from Old Street Station.

The property features a really large living space with seating and dining area. Factory-style windows give the room lots of character and bring in bags of natural light. The room also benefits from exposed brickwork, high ceilings and wood flooring.

The apartment features a beautifully fitted German kitchen with Miele appliances.

The property has two bedrooms, one which features a unique warehouse access door opening to a Juliet balcony. There is also the benefit of a third room which would be ideal for a home office or creative/craft studio.

The flat has a sleek, modern bathroom with shower cubical and bathtub as well as a separate W/C.

Located on Shepherdess Walk, moments from the many independent cafes, restaurants and food shops offered by this fashionable area of east London. Columbia Road Flower Market and Brick Lane are short walks away. Shoreditch is particularly popular with 'creatives' and business professionals, making it a really exciting area to rent a property.

Shepherdess Walk offers convenient access to Old Street, Angel, and Barbican Stations, along with numerous bus routes.

Furnished

Available: September

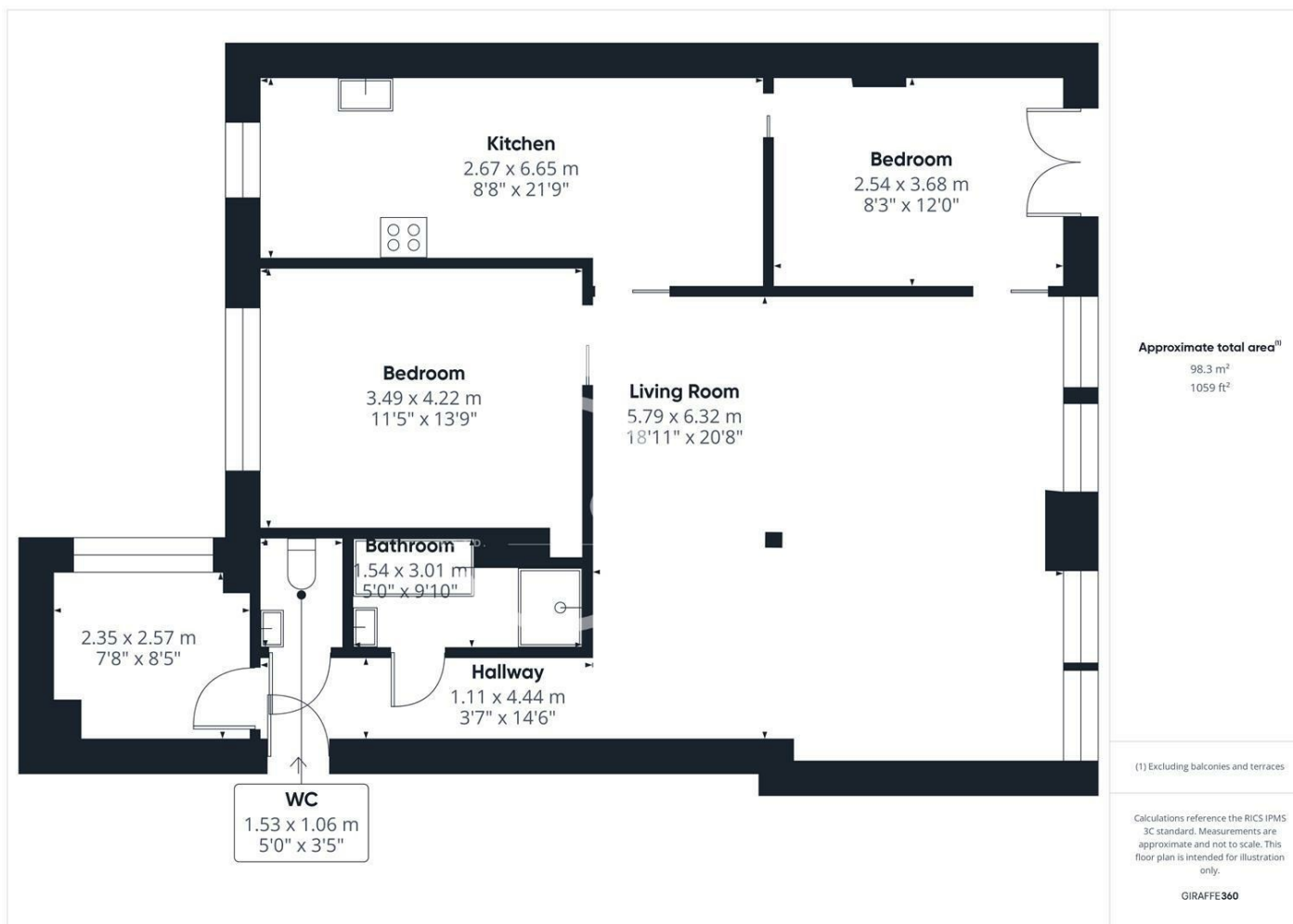
5 weeks deposit: £4615

Council Tax: Band F

12-month contract







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 84        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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