



GAINSBOROUGH STUDIOS SOUTH

1 POOLE STREET, LONDON, N1 5EE

£600,000
LEASEHOLD

Welcome to this stunning apartment located on Poole Street in the heart of London. Situated in a prestigious canal-side development with a concierge, this property offers a luxurious and convenient lifestyle.

As you step into this modern apartment, you are greeted by a bright and spacious open-plan reception/kitchen area, perfect for entertaining guests or simply relaxing after a long day. The property boasts two double bedrooms, providing ample space for a small family, guests, or even a home office.

This apartment offers a contemporary living space with 642 sq ft of well-designed layout. The chain-free status of this property means you can move in hassle-free and make it your own.

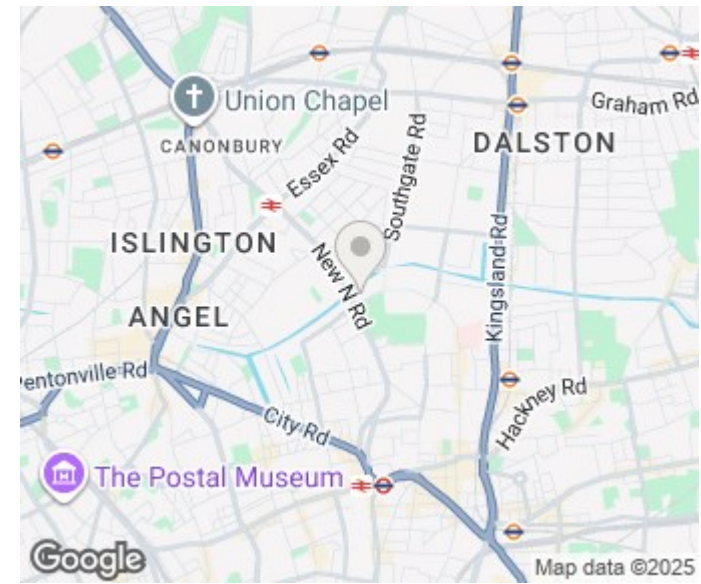
Hemmingfords



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 642 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 642 SQ FT / 60 SQM	Gainsborough
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	date 01/11/24
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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

Hemmingfords Lettings
Second Floor
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords