



**GAINSBOROUGH STUDIOS**  
*1 POOLE STREET, LONDON, N1*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Gainsborough Studios, 1 Poole  
Street, London, N1**

**OIEO £800,000  
Leasehold**

 **2 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

Private underground parking, Lift Access,  
Entry phone system & CCTV, Concierge,  
ESW1 Compliant

## Council Tax

Council Tax - [call for details](#)

## Hamptons

97-99 Upper Street  
Islington, London, N1 ONP  
020 7226 4688  
islington@hamptons.co.uk  
www.hamptons.co.uk

# { HARMONIOUS BLEND OF CONTEMPORARY DESIGN AND COMFORT

## The Property

Due to the exact position of the apartment within the development you benefit from a larger kitchen-diner/reception room with defined areas. The dining area is slightly raised adding volume and the sense of slight separation to this spectacular room.

The flat comprises two generously sized bedrooms, both offering a peaceful sanctuary overlooking the courtyard. The principle bedroom boasts an en suite bathroom, complete with contemporary fixtures and finishes and a walk in wardrobe. The second bedroom is perfect for guests, children, or a home office.

One of the highlights of this exceptional property is the private balcony, accessible from the living room. Whether you wish to enjoy a morning cup of coffee or unwind after a long day with a glass of wine or reading a book, the balcony provides the serene ambiance. Additional features include ample storage space throughout and a well-appointed second bathroom with a bathtub. The property also benefits from secure entry, ensuring peace of mind for residents and a private underground parking space.

## Location

The development is just off New North Road with easy

access to an array of trendy restaurants, galleries and boutique shops in Shoreditch, as well as brand new, state-of-the-art Britannia Leisure Centre. The development is ideally located for access to the City, Islington and the West End.



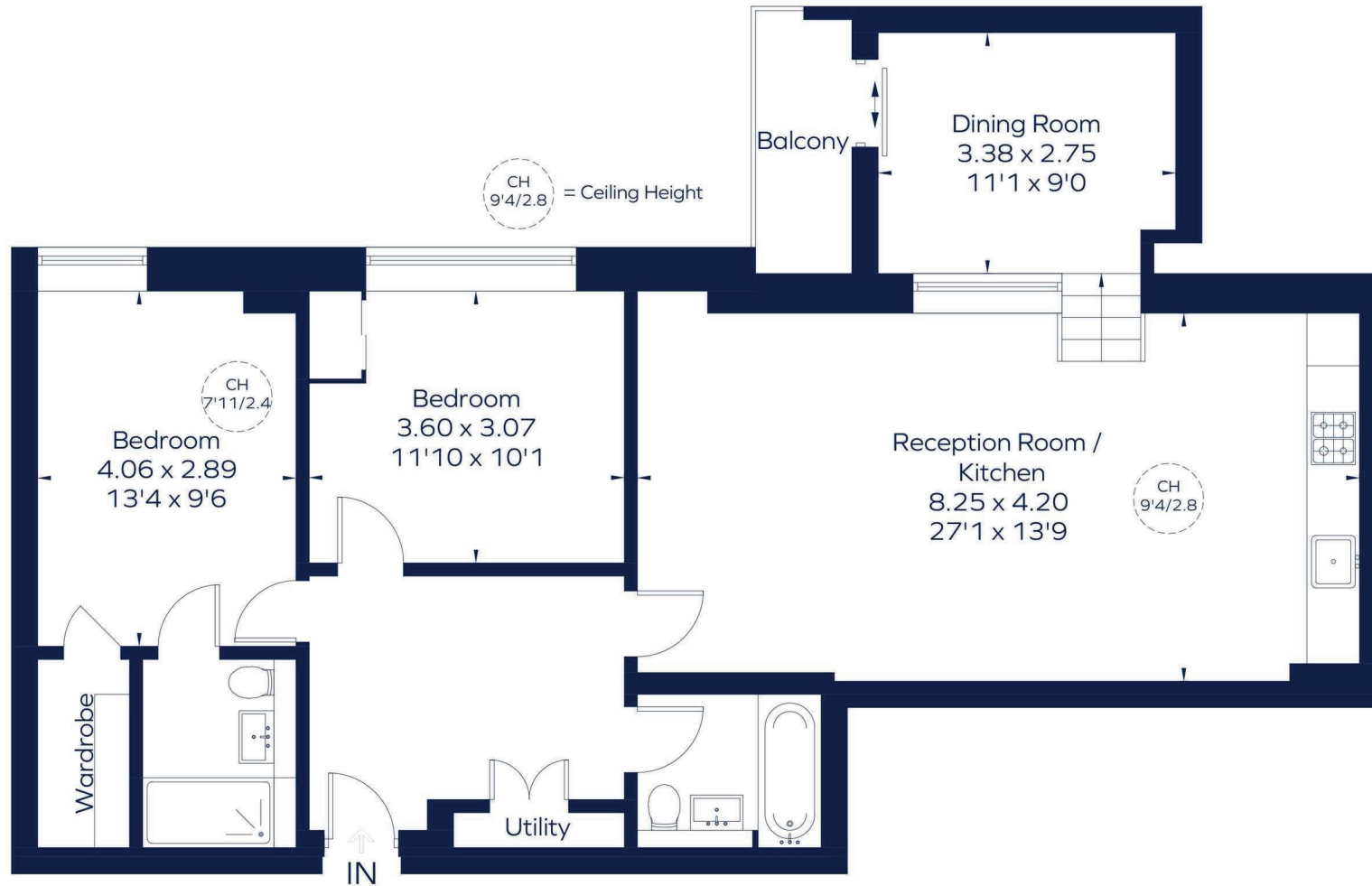
## Important Information

Lease expires	25/05/3006
Ground rent per annum	£200.00
Ground rent review date	<a href="#">call for details</a>
Service charge per annum	£4,800.00

# GAINSBOROUGH STUDIOS

Approximate Gross Internal Area

1003 sq. ft. (93.2 sq. m.)



## Third Floor

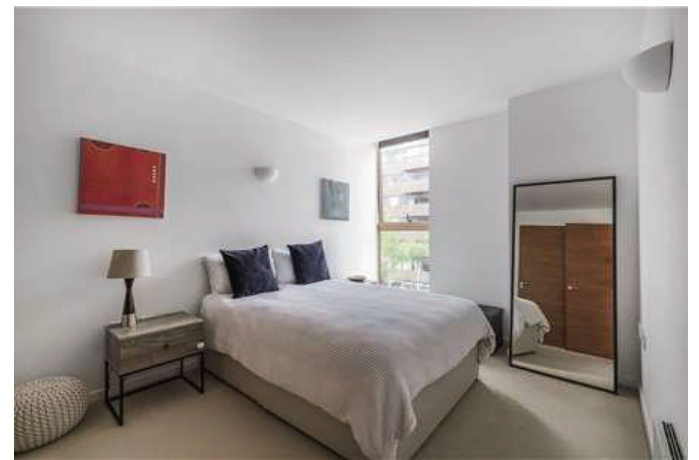
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID969780

### For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95+	A		
81-94	B		
69-80	C	77	84
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		81
(69-80)	C		
(55-68)	D	61	
(49-54)	E		
(41-48)	F		
(1-40)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC