



Gainsborough Studios North, Poole Street, N1 5EB

Asking Price: £725,000 Leasehold

2 Bedrooms | 1 Reception Room | 2 Bathrooms

A two-bedroom and two bathroom flat situated within the prestigious Gainsborough Studios, which was the iconic former film studio to Alfred Hitchcock.

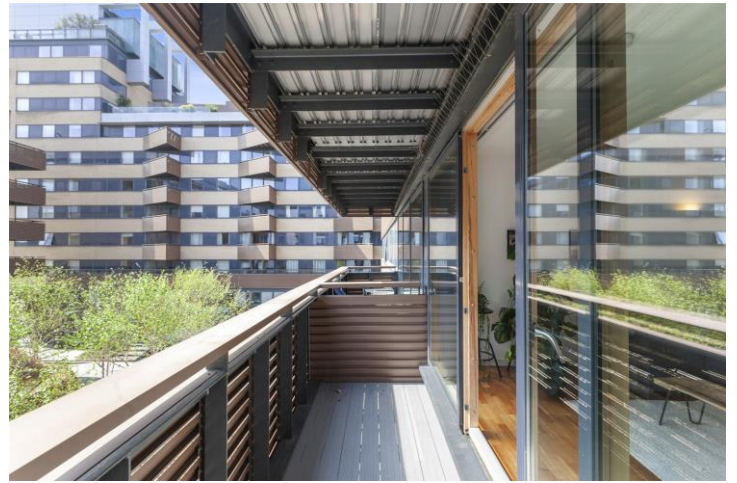
The block is full of amenities including a lift, 24-hour concierge service, gym, cafe and a car park.

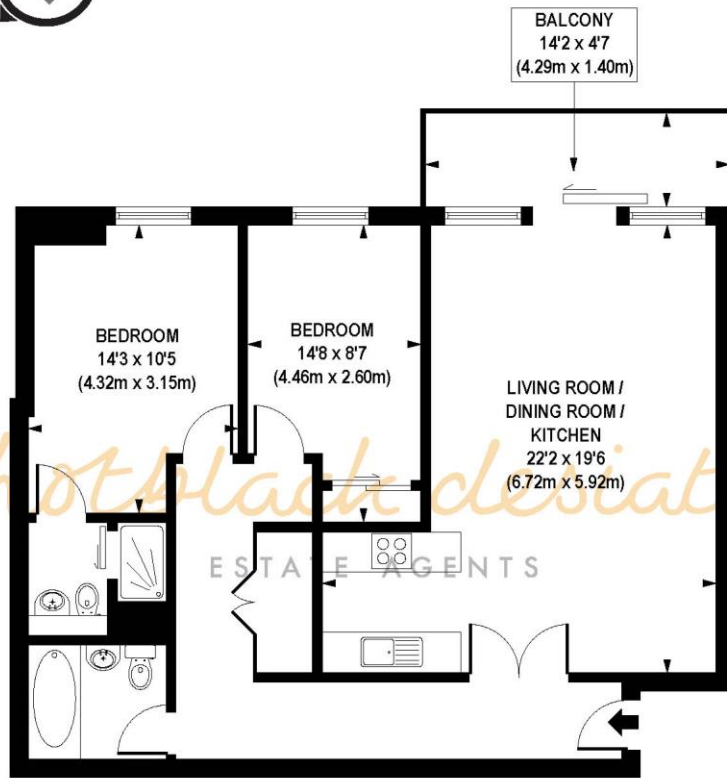
- Leasehold 978 years
- EPC Rating C – 80/84
- 2 Total Bedrooms
- Service Charge £4372 p/a
- 1 Reception Room
- Ground Rent £200 p/a
- 2 Bathrooms
- Balcony



Gainsborough Studios North, Poole Street, London, N1 5EB

Gainsborough Studios are located on Poole Street, within easy walking distance of the City and the restaurants, bars and shops of Upper Street and Essex Road as well as Old Street and Shoreditch. Shoreditch Park is located opposite Gainsborough Studios. There are a number of transport links nearby providing easy access to the City including the buses from both New North Road & Essex Road, the tube from Angel and Old Street (Northern Line) and Essex Road Rail Station (First Capital Connect).





THIRD FLOOR

APPROX. GROSS INTERNAL AREA FLOOR 870 sq. ft / 80.81 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

