



SHEPHERDESS WALK, ISLINGTON, LONDON, N1  
£2,750,000 SHARE OF FREEHOLD

## AN OUTSTANDING FOUR BEDROOM PENTHOUSE APARTMENT WITH VAST PRIVATE ROOF TERRACE

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#### DESCRIPTION:

This exquisite four bedroom penthouse apartment offers in excess of 3200sqft of lateral space alongside an outstanding private roof terrace. The property is one of only a handful of unique flats set within the sought-after Shepherdess Walk Building, a collection of bespoke apartments in a characterful Victorian warehouse conversion. One of only two penthouses accessed from the same lift, this flat is not only exclusive but utterly charming internally. Original steel beams and warehouse elements feature throughout the vast space whilst the conversion has been carefully designed to capture the essence of industrial living. The centrepiece of the property is a grand social space incorporating huge living area and significant kitchen. The master suite is enhanced by vaulted ceilings with roof lights alongside ensuite shower room and private dressing room whilst a second large bedroom again benefits from ensuite. A further two bedrooms are located off the grand hallway as is the family sized bathroom.

A sunroom is located on the upper floor and from here access is provided to an unbelievably spacious private roof terrace which spans most of the area of the flat.

The Shepherdess Walk buildings were originally used as a warehouse in Victorian times and the conversion to residential use created a striking collection of apartments which are internally distanced from the terraced surroundings. Set on a no through road, the property benefits from relatively peaceful surroundings whilst being set just moments from both Old Street and Angel. A huge selection of bars, cafes and restaurants are on hand in all directions whilst access to the City and Moorgate is easily facilitated by the Northern line at Old Street although a walk or cycle is generally a preferred option. The high street shops on Upper Street are within easy reach as is the eclectic mix of markets and high end boutiques in Shoreditch.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

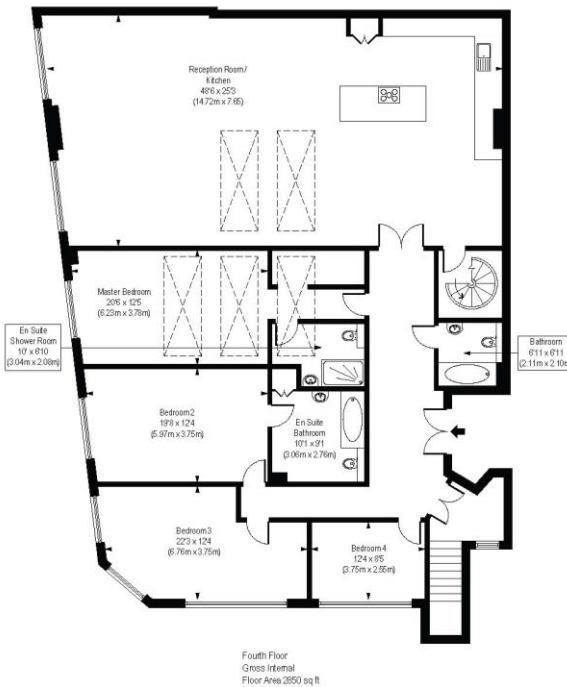
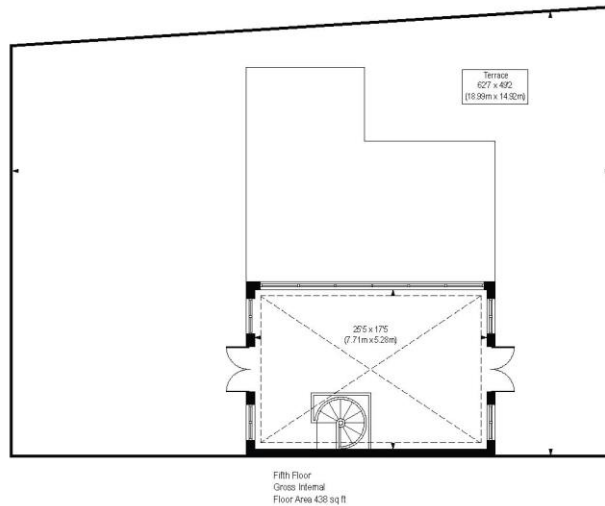
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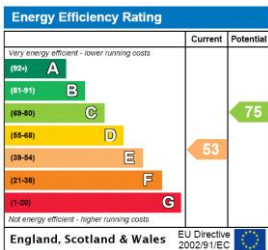
# Shepherdess Walk, N1

Approx. Gross Internal Floor Area 3289 sq. ft / 305.52 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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