

135 Shepherdess Walk, LONDON N1

Guide Price: £795

1255 sq ft



A beautiful corner loft with canal views, on the fourth floor of this converted warehouse, close to Shoreditch and Islington.

Located on the fourth floor of The Canal Building, the apartment offers over 1255 sqft of fantastic city loft living with the emphasis on open-plan. Making full use of an entire wall of huge windows and a balcony, which offer views along and down the Regent's Canal.

The galley kitchen is neatly placed off of the massive living area, leaving room for a dining area. There is a large main bedroom and a really luxurious, fully tiled bathroom.

The Canal Building is a gated development with 24 hour security.

The Canal Building is one of the original Shoreditch/Islington warehouse loft conversions, converted to 'shell' specification in 2000. All the apartments are different, which creates an interesting mix of residents, from City workers to the arts and media circle. The local neighbourhood offers some of London's most celebrated bars, clubs and restaurants including Jamie Oliver's [www.fifteen.net](http://www.fifteen.net) / and amazingly cool coffee at [www.shoreditchgrind.com](http://www.shoreditchgrind.com)

Angel Station and Upper Street, Islington are just a pleasant 10 minute stroll along The Regent's Canal. Old Street Station and the many bars of Shoreditch and Hoxton are 10 minutes in the other direction.

Available LATE MARCH

Administration fees apply to each Tenant @ £150.00 +vat

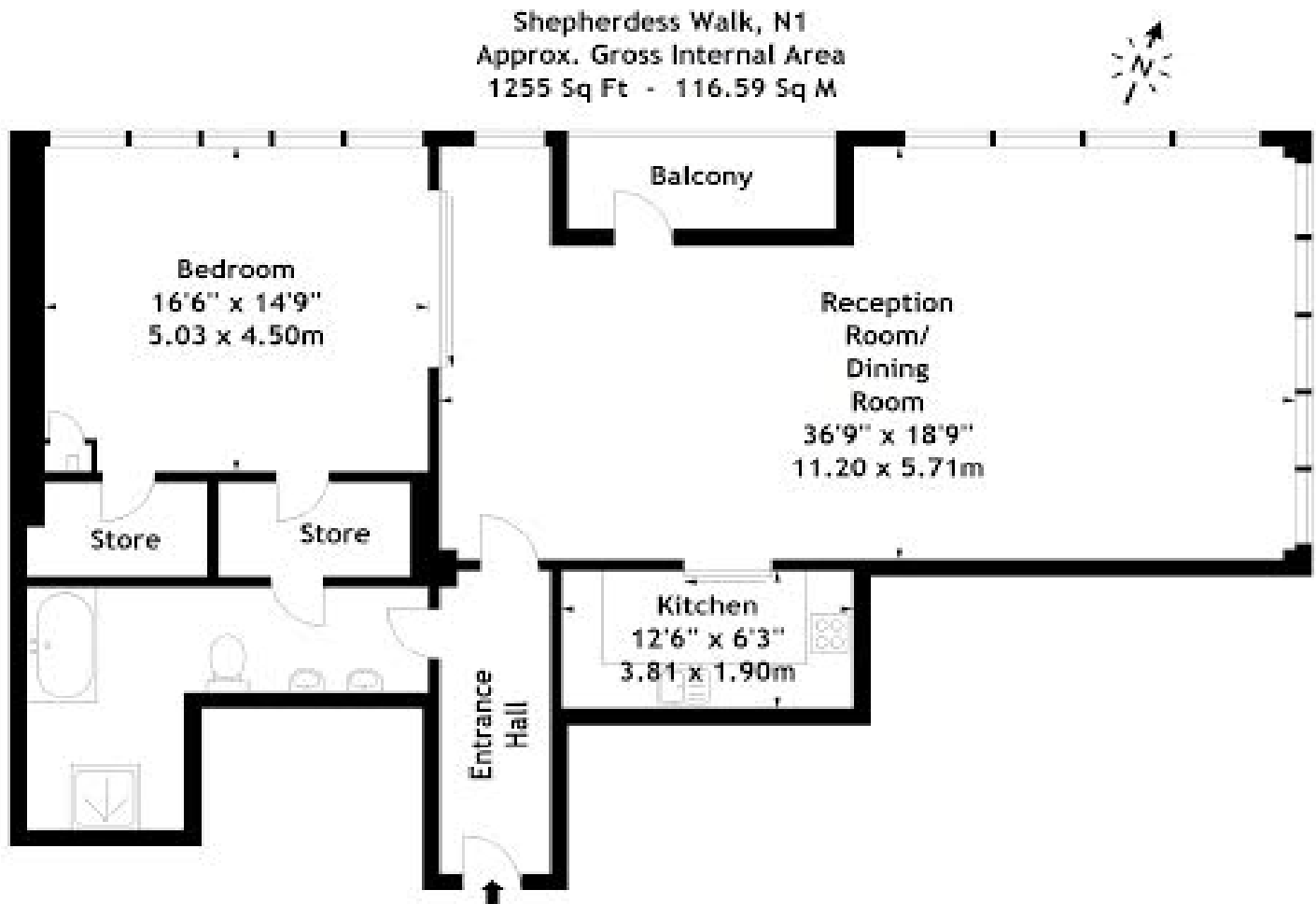
Awaiting EPC

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Floor Plan



**Fourth Floor**

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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Property Images

