



**BARING STREET, LONDON, N1
OFFERS IN EXCESS OF £325,000 SHARE OF FREEHOLD**

A CHARMING STUDIO APARTMENT IN A PERIOD CONVERSION NEAR SHOREDITCH PARK

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DESCRIPTION:

A charming studio apartment with separate kitchen in an Edwardian conversion perfectly located on a quiet residential street near the Shoreditch Park and the Regent's Canal.

The accommodation is well laid out, with the south-east-facing kitchen and the north-west-facing bedroom positioned on either side of the hallway. The three-piece bathroom, with a window and a bathtub is located at the end of the hallway. The property also offers the exciting potential to expand into the attic space, subject to planning permission and necessary consents.

The property is conveniently located moments from the popular of amenities on Southgate Road, whilst being well placed for access to Islington, Hoxton, and Shoreditch, with an array of trendy bars, restaurants, galleries, and boutique shops. Old Street Station (Northern line and Great Northern) is only 0.8 miles and provides easy access to the city. Nearby green spaces, including Rosemary Gardens and Shoreditch Park, along with the scenic Regent's Canal, are easily accessible for outdoor enjoyment.

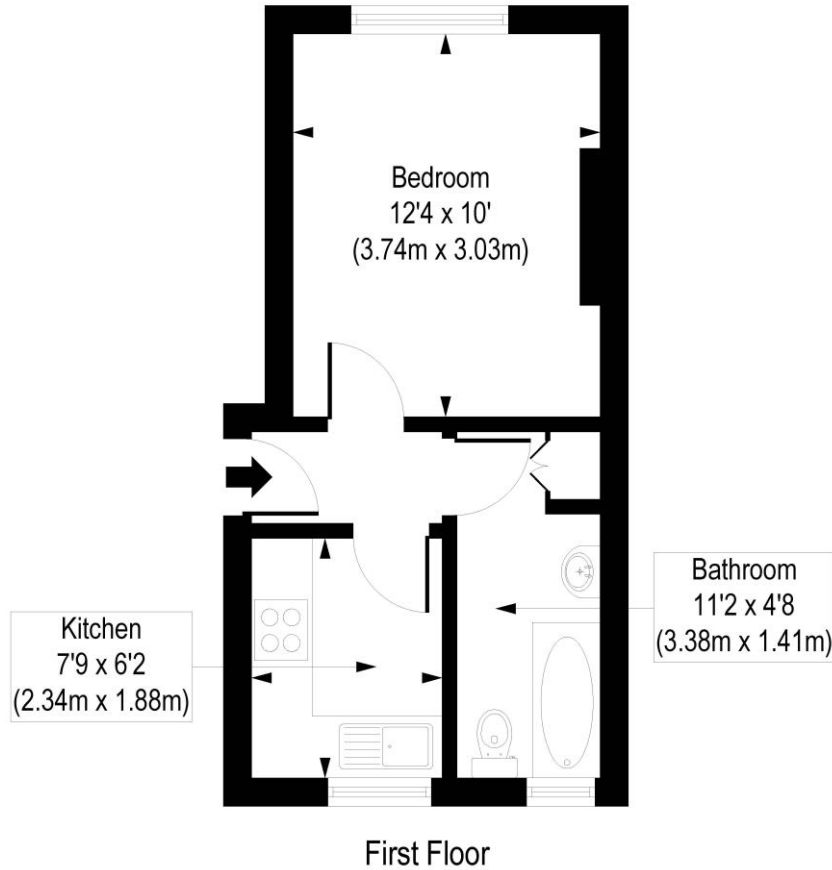
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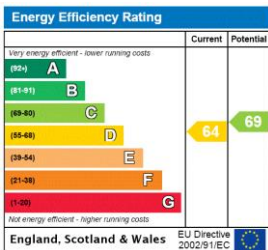
Baring Street, N1

Approx. Gross Internal Floor Area 252 sq. ft / 23.41 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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