



## GUIDE PRICE £5,500,000

A spacious and unique duplex apartment for sale in a stunningly converted factory on Nile Street. Split over the 3rd and 4th floors of the building this property has hardwood flooring throughout, large industrial windows, high ceilings, exposed brickwork and beams. The loft-conversion is the largest property in the building with over 3000 square feet of living space and a further 2000 square feet of roof terrace. The apartment boasts a large open-plan living area, two bedrooms and two bathrooms. There is opportunity to add more bedrooms if desired and endless possibilities to reconfigure the space. The property also benefits from a built in home cinema set up, two parking spaces, automatic irrigation system on the roof terrace, a porter and lift access. With urban rooftop views from the terrace which can be accessed via two separate points, this penthouse evokes the very essence of loft living.

A former Edwardian print works, The Factory was converted into apartments in 1998/1999 by the Manhattan Loft Corporation. Situated in a triangle between Clerkenwell, Islington, and Shoreditch, Nile Street has remained popular for warehouse lovers.

The shopping facilities on Upper Street are easily reached on foot and Hoxton Square with its many Art Galleries, Cafes, Bars, Restaurants, and Boutiques is only a short walk away. For transport, both Old Street and Angel Tube Stations are within 5-10 minutes walking distance.



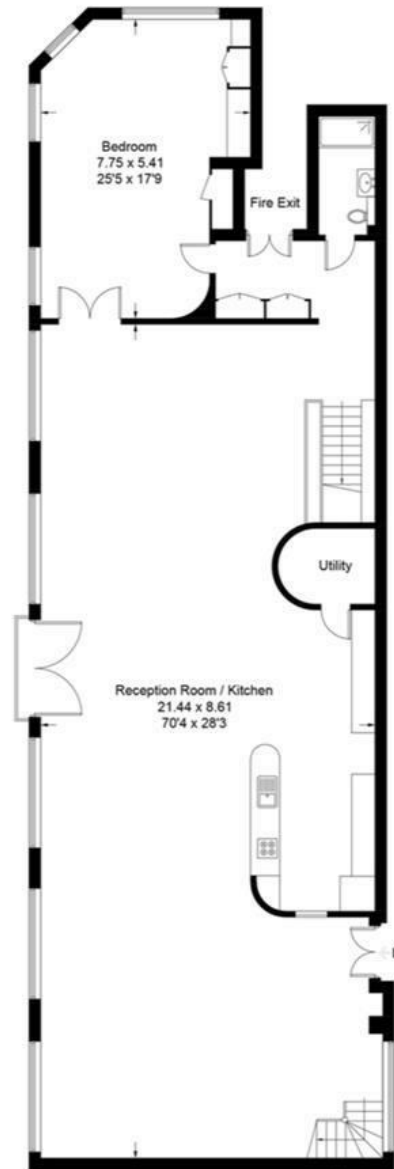


## Nile Street, N1 7LX

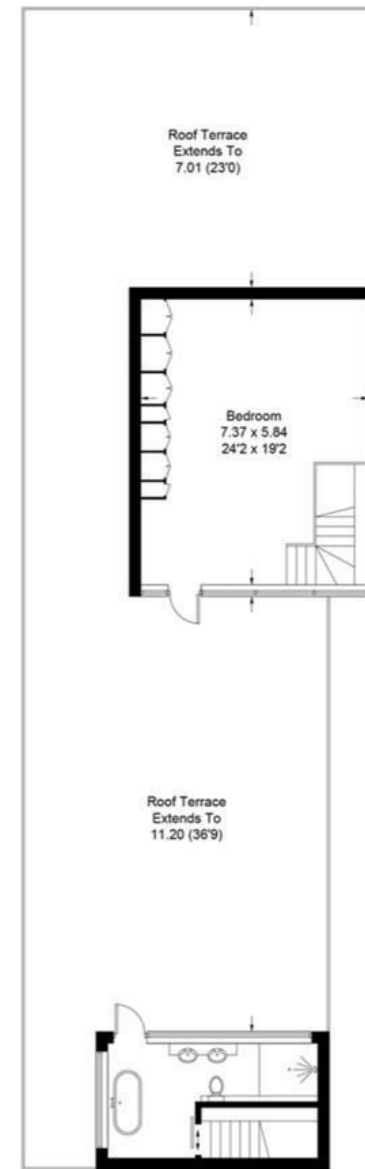
Approximate Gross Internal Area = 297 sq m / 3197 sq ft



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Third Floor

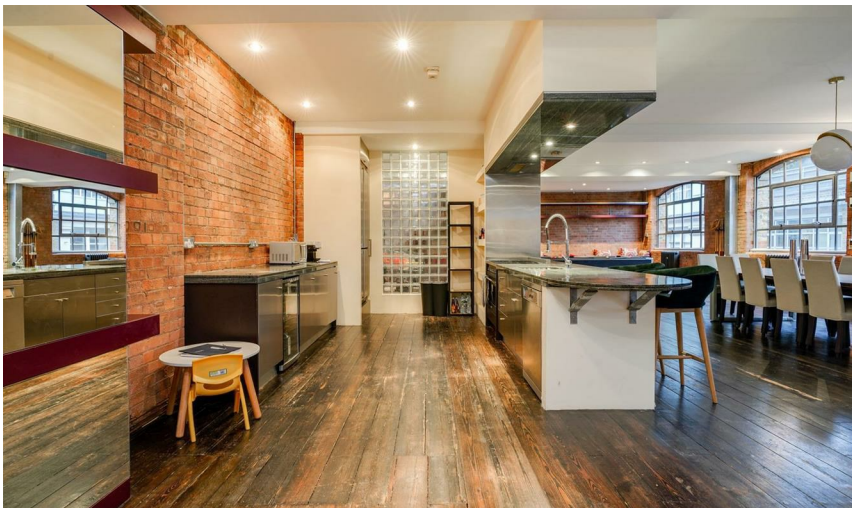


Fourth Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. 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. [www.london58.com](http://www.london58.com) © 2018 hello@london58.com

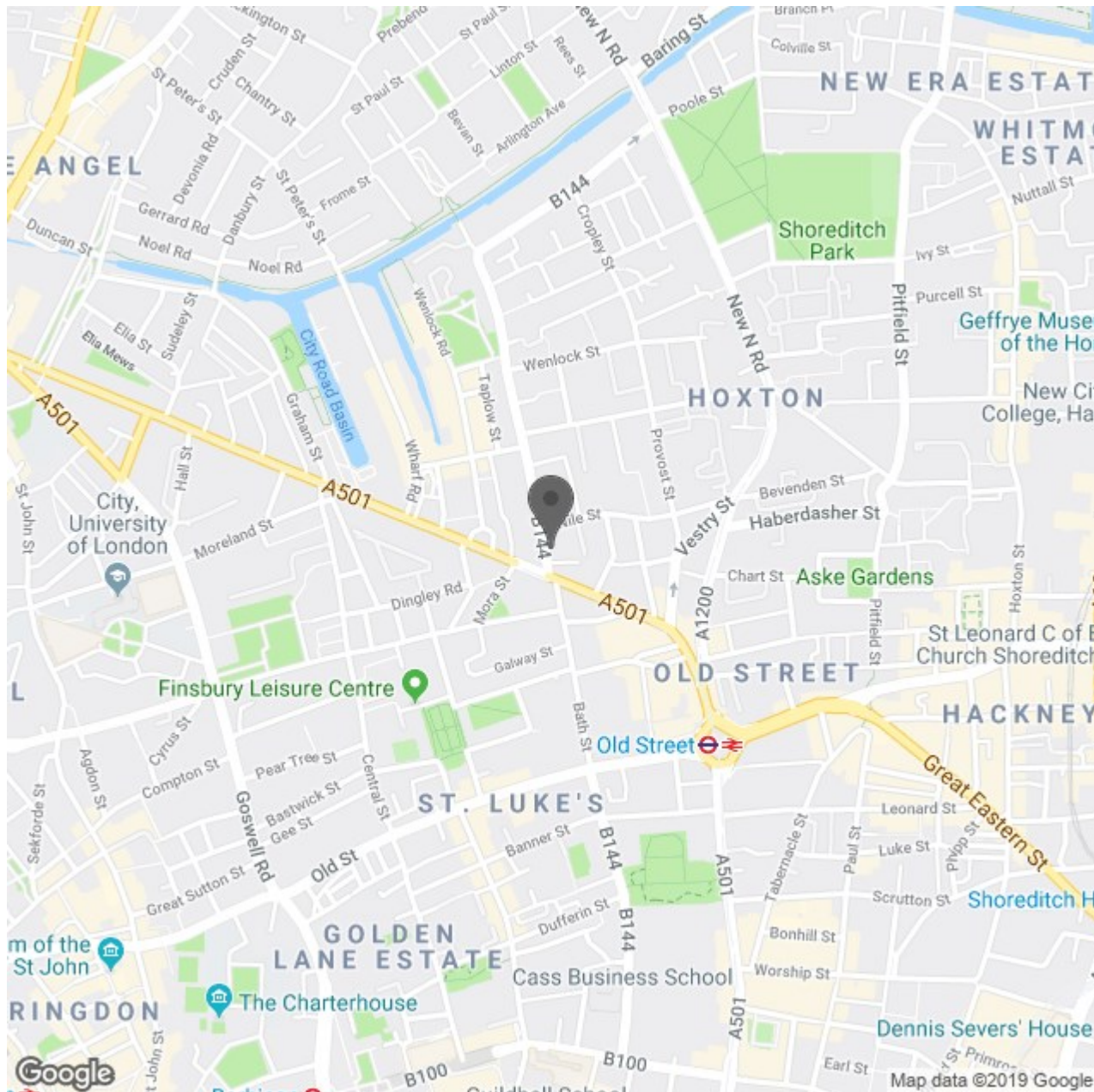


- 2 Double Bedrooms
- Large Open-Plan Living
- Private Roof terrace
- Share of Freehold
- Over 3000sqft Interior Space
- 2 Car Parking Spaces
- Portered Building
- Close Transport Links



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	56
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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