



HUNTERS[®]
HERE TO GET *you* THERE



Phillip Street, Shoreditch, N1

£650,000



This beautifully presented home offers generous proportions rarely found locally, beginning with a stunning, luxury fitted kitchen designed with both style and practicality in mind. Finished to a high specification, it provides extensive storage, ample worktop space and a layout ideal for both everyday living and entertaining.

The property further benefits from a large, contemporary bathroom featuring a full-sized bathtub and separate walk-in shower cubicle, finished with sleek modern fittings. The sense of space continues throughout the flat, complemented by an abundance of cleverly integrated storage solutions.

The real showstopper, however, is the extraordinary private garden extending to approximately 1630 sq ft — a truly remarkable outdoor space and an exceptional rarity for a property in this location. Whether it's summer entertaining, quiet morning coffee, or simply the luxury of outdoor breathing space in N1, this garden transforms the lifestyle offering entirely.

Positioned on the edge of some of North and East London's most vibrant neighbourhoods. This is a location that perfectly balances residential calm with doorstep convenience. You're moments from the cafés, restaurants and independent boutiques of Upper Street in Islington, while the creative energy, nightlife and tech hub scene of Shoreditch is also within easy reach.

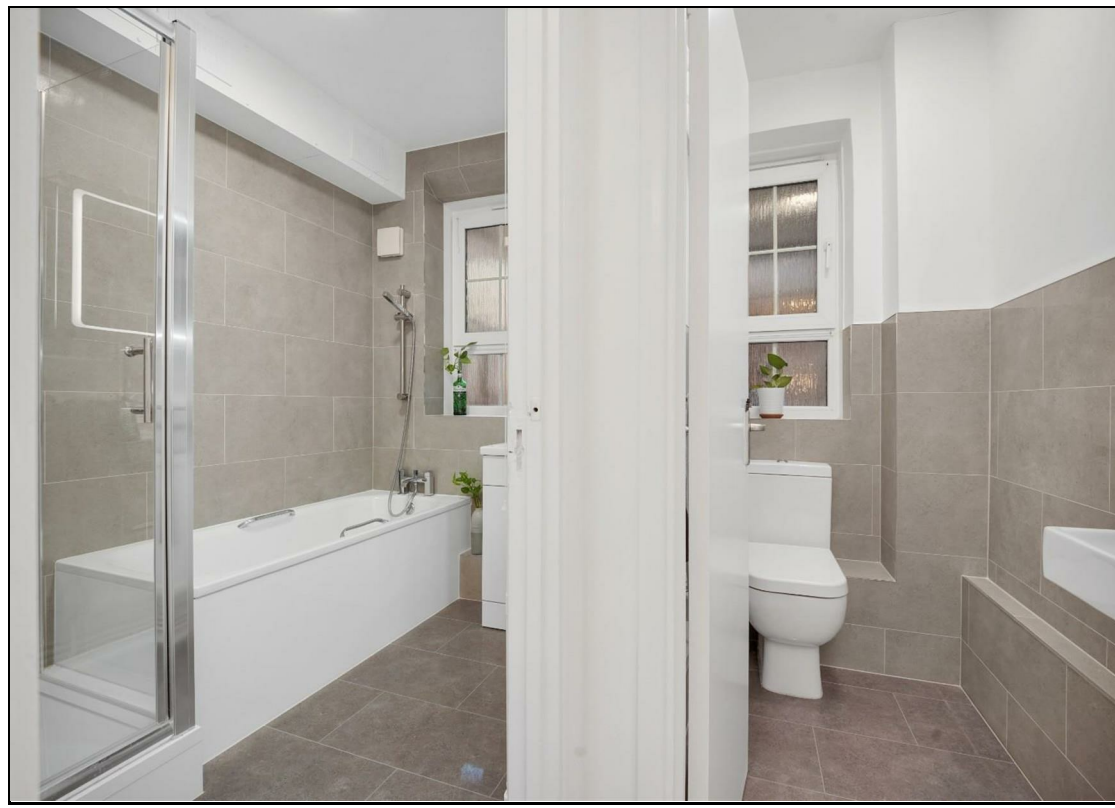
A rare combination of scale, finish and outdoor space — this is not your average garden flat.



KEY FEATURES

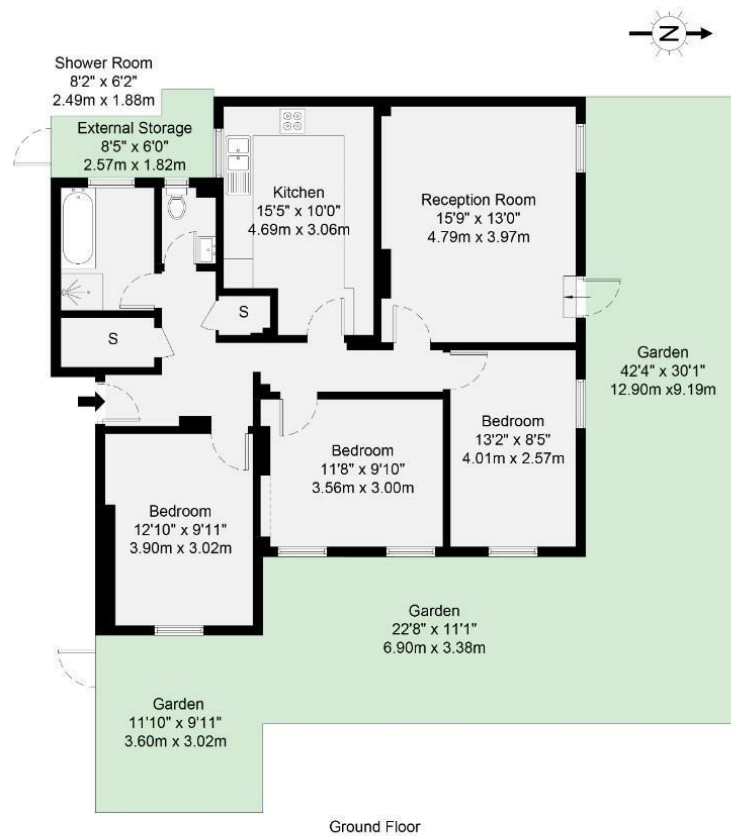
- Appox 964 Sq Ft Of Beautifully Refurbished Living Space
- Three Well-Proportioned Double Bedrooms
 - Exceptional 1630 Sq Ft Private Garden
 - Extensively Refurbished Interior
 - Abundance Of Internal Storage
 - Cebtrally Located
- Leasehold - Approx. 82 Years Remaining
 - Service Charge = £1,900
 - Ground Rent = £9
 - EPC = C











GROSS INTERNAL AREA (GIA)
The finished floor level
89.6 sq m / 964 sq ft

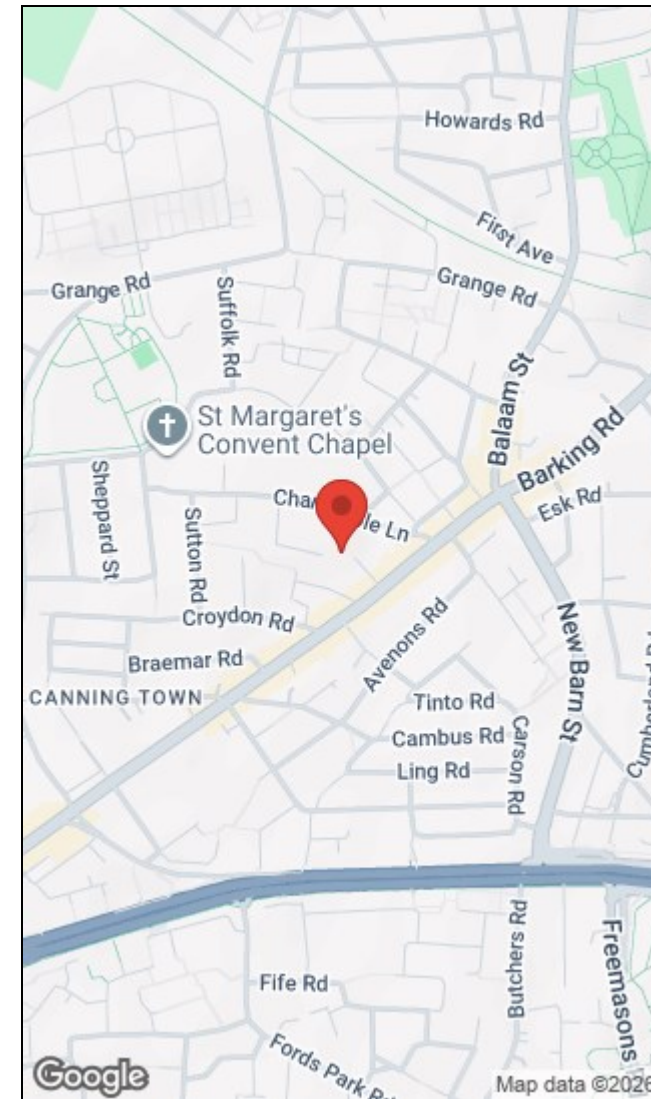
TOTAL STORAGE SPACE
Storage and wardrobe total area
2.7 sq m / 29 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
78.7 sq m / 847 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
EU Directive 2002/91/EC		
England & Wales		

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

110 Curtain Road, London, EC2A 3AH | 020 7613 1798
shoreditchsales@hunters.com | www.hunters.com



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