



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Phillip Street, Shoreditch, N1

£650,000

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This beautifully presented home offers a rare combination of generous internal proportions and an extraordinary PRIVATE GARDEN extending to approximately 1,630 sq ft — an exceptional outdoor space seldom found in this part of N1. Whether hosting summer gatherings, enjoying a quiet morning coffee, or simply appreciating the luxury of substantial outside space, the garden dramatically enhances the lifestyle on offer and sets this property apart from the competition.

Inside, the home continues to impress with a stunning luxury fitted kitchen designed with both style and practicality in mind. Finished to a high specification, it provides extensive storage, generous worktop space and a layout perfectly suited to 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, complemented by sleek modern fittings. The sense of space continues throughout the flat, enhanced by an abundance of cleverly integrated storage solutions.

Positioned on the edge of some of North and East London's most vibrant neighbourhoods, this location perfectly balances residential tranquillity with outstanding convenience. The cafés, restaurants and independent boutiques of Upper Street are moments away, while the creative energy, nightlife and technology hub of Shoreditch are all within easy reach.

A rare blend of scale, quality and exceptional outdoor space, this is far from the average garden flat.

## KEY FEATURES

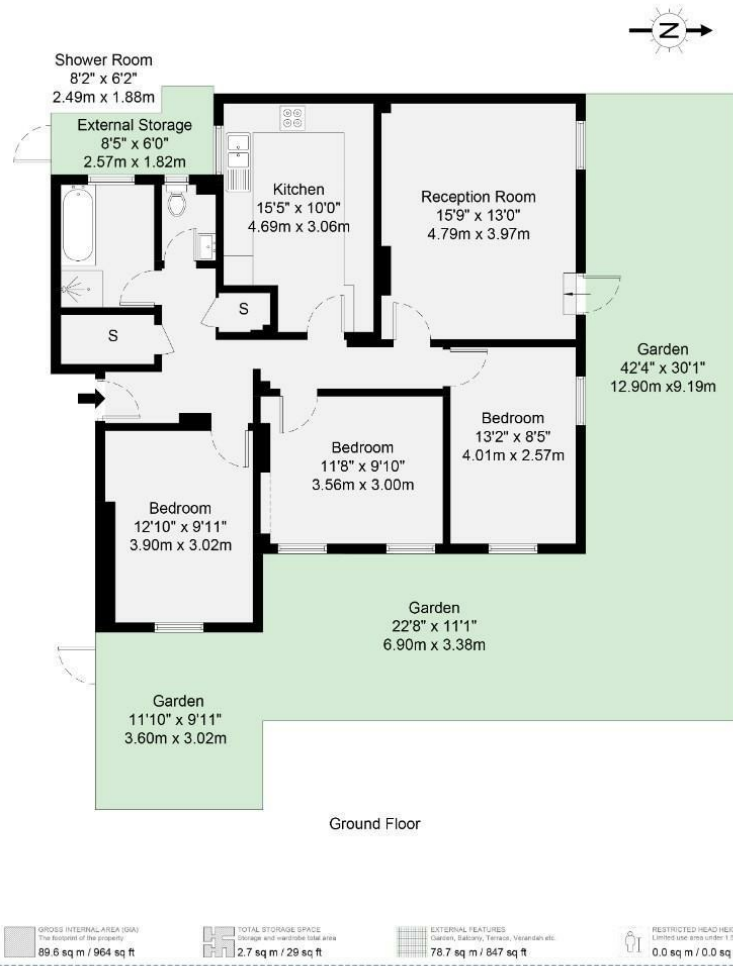
- Approx 964 Sq Ft Of Beautifully Refurbished Living Space
  - Three Well-Proportioned Double Bedrooms
- Exceptional 1630 Sq Ft Private Garden
  - Extensively Refurbished Interior
  - Abundance Of Internal Storage
    - Centrally Located
    - Service Charge = £1,900
    - Ground Rent = £9
    - EPC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







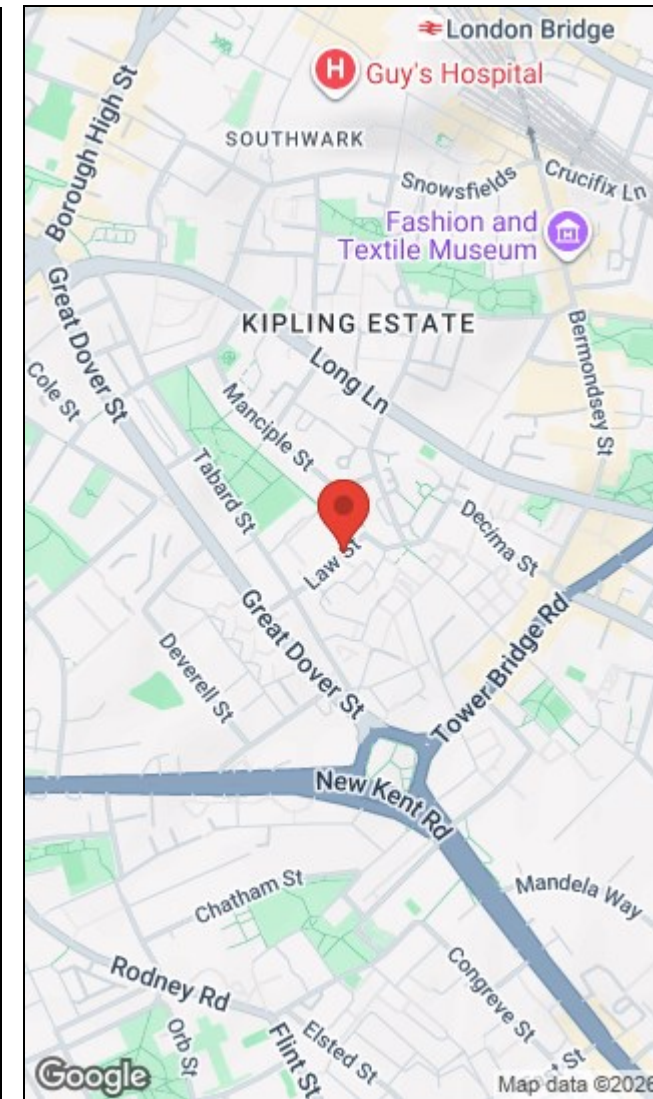




<b>GROSS INTERNAL AREA (GIA)</b> The finished floor to finished floor 89.6 sq m / 964 sq ft	<b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 2.7 sq m / 29 sq ft	<b>EXTERNAL FEATURES</b> Gardens, Balcony, Terrace, Verandah etc. 78.7 sq m / 847 sq ft	<b>RESTRICTED HEADHEIGHT</b> Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
69	78
EU Directive 2002/91/EC	
England & Wales	

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

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