

## Bridport Place, London, N1

This uniquely designed two bedroom split level apartment is without comparison.

Corner situated (Bridport Place and Grange Street), which overlooks Shoreditch Park from the West and South, with East London visible from one of the stunning outside spaces, this property must be visited to appreciate all on offer.

Entry to this home is via the ground floor (private access) and is split over four levels (including the entry).

The first floor has an inviting landing which leads to a 26" roof terrace (park views), a magnificent fully integrated kitchen with breakfast bar and a triple aspect lounge/dining room, which overlooks Shoreditch Park and boasts views of the London skyline.

The second floor has a generous study/office area, a large well appointed main bathroom suite, shower over bath and twin basins, and the first of the two bedrooms. 16" by 10" and overlooks is dual aspect.

The third and top floor is home to the main bedroom, which boasts its own en suite shower room, private West facing roof terrace, stunning 180 degree views and masses of light from all corners.

This rare home is available on a long managed let, its offered furnished and is exclusively available through Fine Living.

- Unique split level property
- Two bedrooms plus spacious office
- Two bathrooms (main en suite)
- Large East facing roof terrace
- West facing balcony
- Generous triple aspect lounge

**£5,500 Per month**

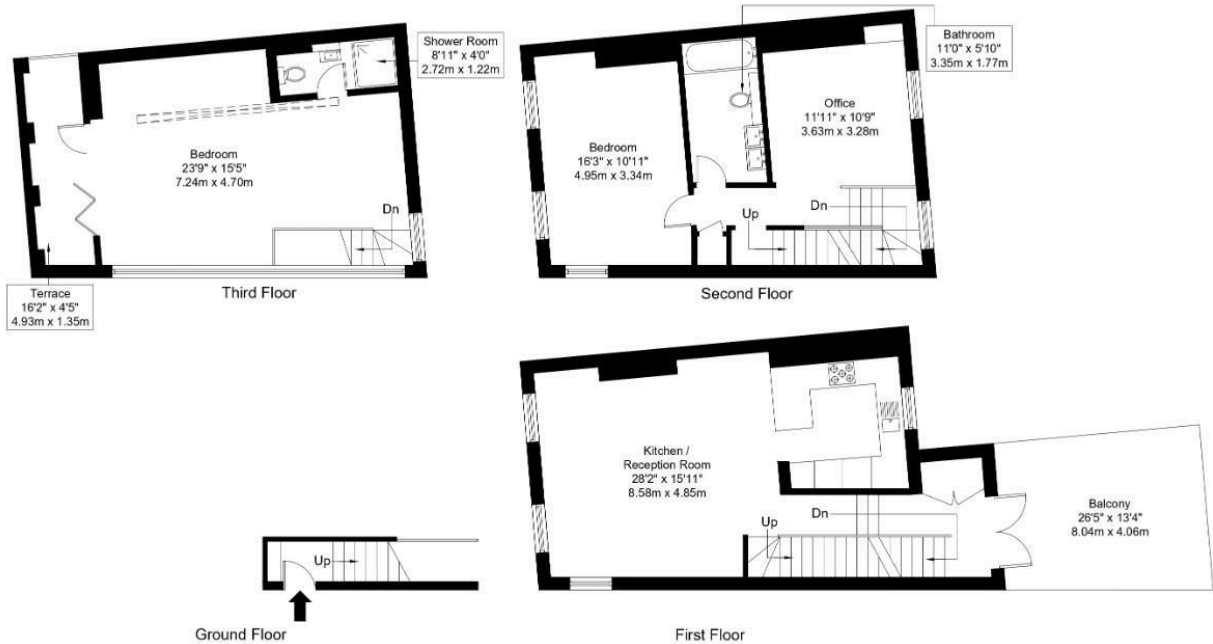
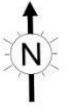
# Bridport Place, EC2A 4BX

Approx Gross Internal Area = 138.7 sq m / 1493 sq ft

Balcony = 30.7 sq m / 330 sq ft

Terrace = 6.3 sq m / 68 sq ft

Total = 175.8 sq m / 1892 sq ft



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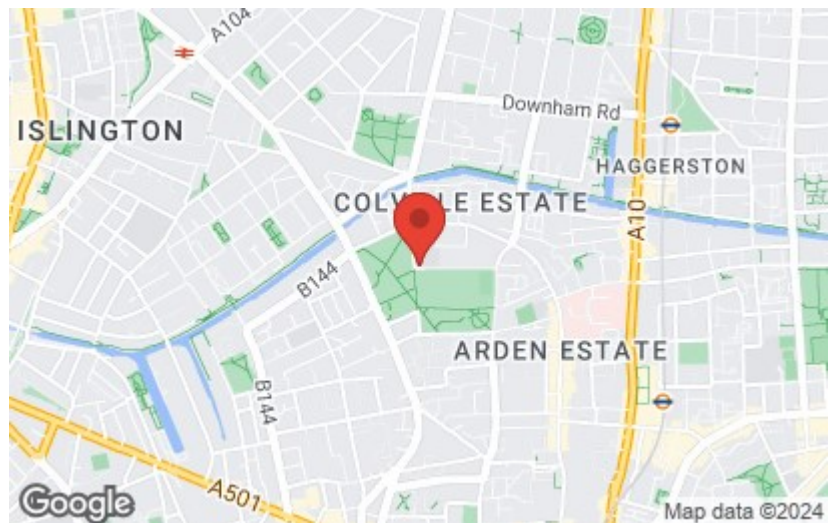
Copyright **BLEU PLAN**

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.

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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			
England & Wales		65	76
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		
(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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