



## Bridport Place, London, N1

This exceptional home is arranged over four floors and offers a layout that is rarely seen. It currently provides two generous bedrooms and a large open study area.

Positioned on the corner of Bridport Place and Grange Street, the property enjoys open views across Shoreditch Park to the west and south, with far reaching views across East London from one of the private terraces. It is a home that needs to be seen to fully appreciate the space and light on offer.

Access is via a private ground floor entrance, with accommodation arranged over four levels including entry.

The first floor opens onto a welcoming landing, leading to a 26 ft roof terrace with park views, a fully integrated kitchen with breakfast bar, and a triple aspect reception and dining space with beautiful outlooks over Shoreditch Park and the London skyline.

The second floor includes a spacious study area, a well appointed main bathroom with shower over bath and twin basins, and the first bedroom, measuring 16 ft by 10 ft, with a dual aspect.

The top floor is dedicated to the principal bedroom, complete with an en suite shower room, a private west facing roof terrace, and wide ranging views. The room is filled with natural light throughout the day.

Offered chain free with vacant possession, this is a rare opportunity to secure a distinctive home in a prime Shoreditch setting.

- 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
- Excellent nearby tube and rail links
- Vacant possession
- Chain free
- Service charge £2000 per annum

**Asking price £1,500,000**

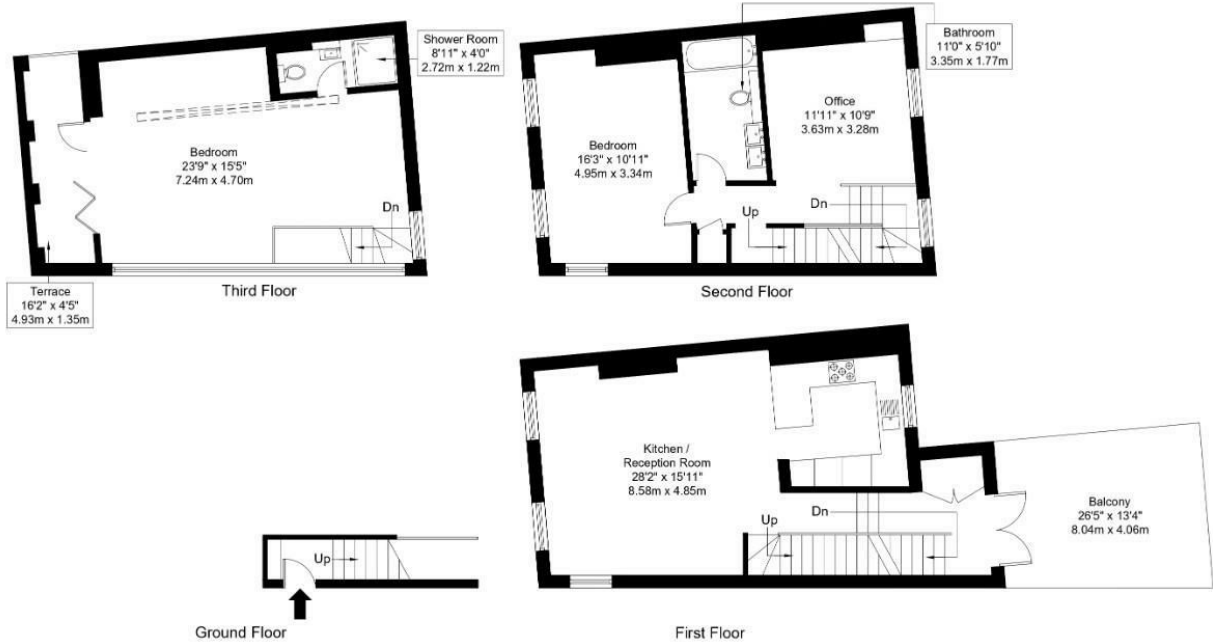
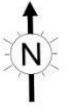
# Bridport Place, N1 5JN

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



Ref :

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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	64	70
(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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Montacute Yards Shoreditch High Street, City of London, E1 6HU

Tel: 02080040100 | Email: hereforyou@fineliving.life

www.fineliving.life