



Fourth floor

8-10 Nile Street, London, N1 7RF

3-bedroom duplex penthouse loft For Sale in Old Street

2,394 sq ft
(222.41 sq m)

- Three-bedroom duplex penthouse loft
- Entire top floor of warehouse conversion
- Impressive vaulted ceilings
- 100% flexible live/work consent
- 5 minutes' walk from Old Street underground station
- 2,394 sq ft (222.4 sq m)
- Share of freehold

Fourth floor, 8-10 Nile Street, London, N1 7RF

Summary

Available Size	2,394 sq ft
Price	£1,685,000
Service Charge	£3,000 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (54)

Description

A stunning penthouse loft occupying the entire top floor of an impressive former warehouse conversion in the Underwood Conservation Area. Extending to approximately 2,394 sq ft (222.4 sq m), the property offers exceptional space and flexibility.

The apartment features an impressive open-plan reception of approximately 1,900 sq ft, with vaulted ceilings, exposed brickwork, original timber flooring, steel columns and Crittall-style windows. It includes a contemporary kitchen, three bedrooms, family bathroom and a mezzanine principal suite with walk-in wardrobe and ensuite shower room.

The property benefits from 100% flexible live/work consent, allowing it to be used entirely as a residential property, commercial space, or any combination of the two.

Location

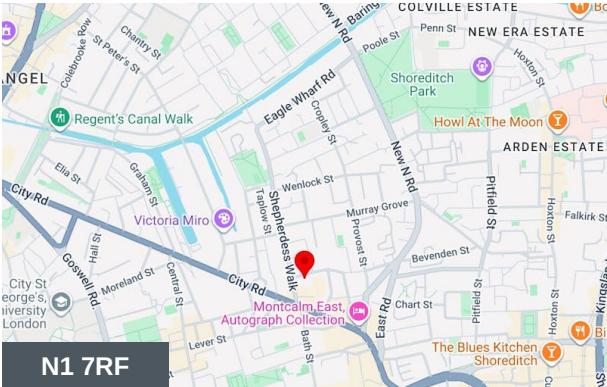
Nile Street is ideally located between Old Street, Shoreditch and Angel, with the City and central London easily accessible. Old Street Station is approximately a five-minute walk away, while Liverpool Street and the Elizabeth line are also within easy reach.

The surrounding area offers a wide range of independent restaurants, cafés, bars, galleries and creative businesses, with Old Street's Silicon Roundabout close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	2,394	222.41	Available
Total	2,394	222.41	



Viewing & Further Information



George Sarantis

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Energy performance certificate (EPC)

Fourth Floor Flat 8-10 Nile Street Hackney LONDON N1 7RF	Energy rating E	Valid until: 1 July 2036
		Certificate number: 0030-1202-2706-6208-1104

Property type	Top-floor maisonette
Total floor area	222 square metres

Rules on letting this property

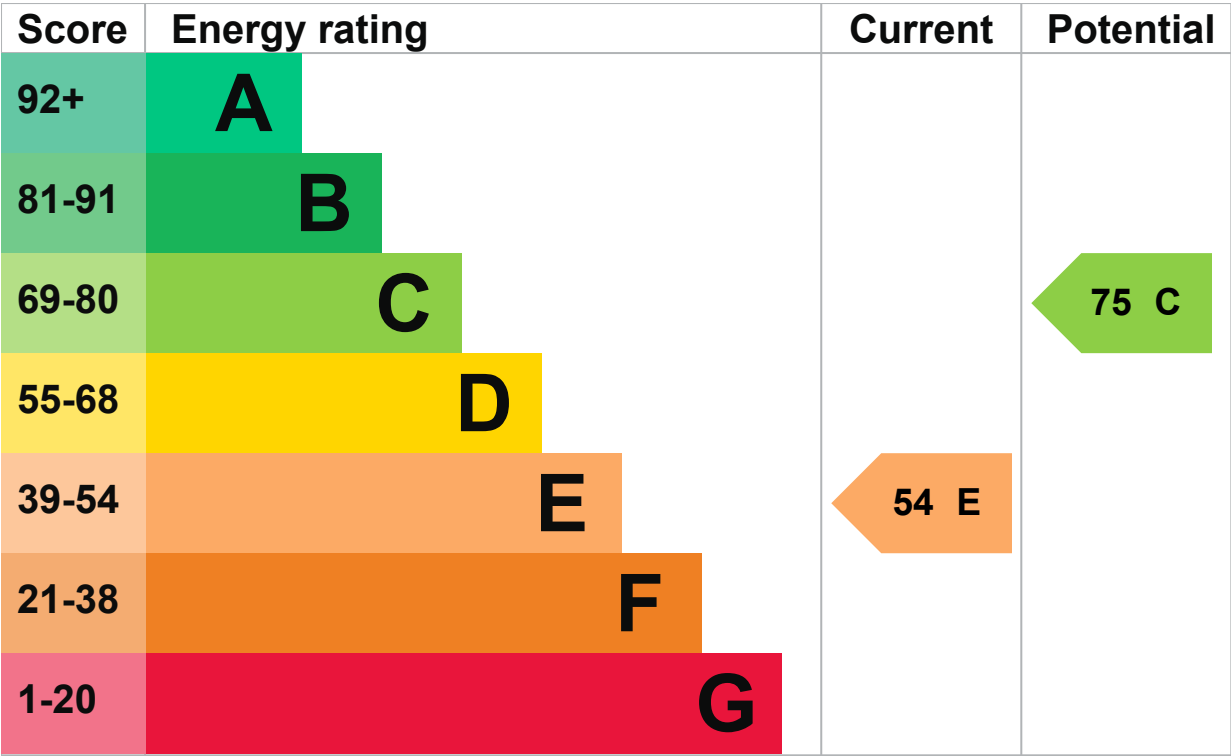
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is E. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, limited insulation	Very poor
Window	Partial double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Poor
Floor	(another dwelling below)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 237 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£3,627 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,699 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 38,633 kWh per year for heating
- 3,021 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	9.7 tonnes of CO2
This property’s potential production	4.8 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Flat roof or sloping ceiling insulation

Typical installation cost £900 - £1,200

Typical yearly saving £983

Potential rating after completing step 1

66 D

Step 2: Internal wall insulation

Typical installation cost £7,500 - £11,000

Typical yearly saving £596

Potential rating after completing steps 1 and 2

73 C

Step 3: Draught proofing

Typical installation cost £150 - £250

Typical yearly saving £31

Potential rating after completing steps 1 to 3

74 C

Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost £4,500 - £6,000

Typical yearly saving £88

Potential rating after completing steps 1 to 4

75 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Hardip Chana
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Telephone	07951168883
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Email	info@greenleaf-assessments.com
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
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Assessor's ID	QUID210237
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Telephone	01225 667 570
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Email	info@quidos.co.uk
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About this assessment

Assessor's declaration	No related party
Date of assessment	2 July 2026
Date of certificate	2 July 2026
Type of assessment	► RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

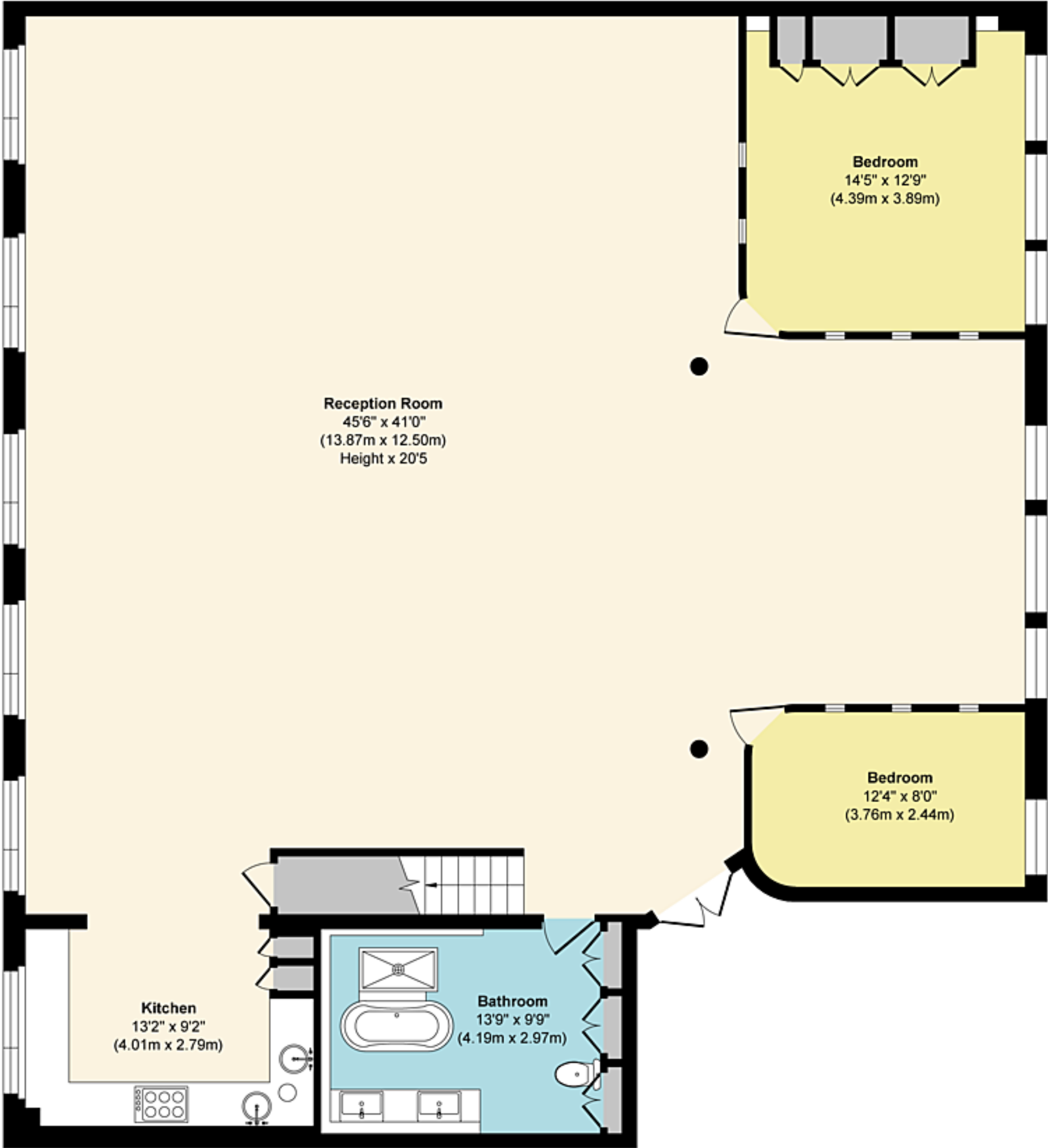
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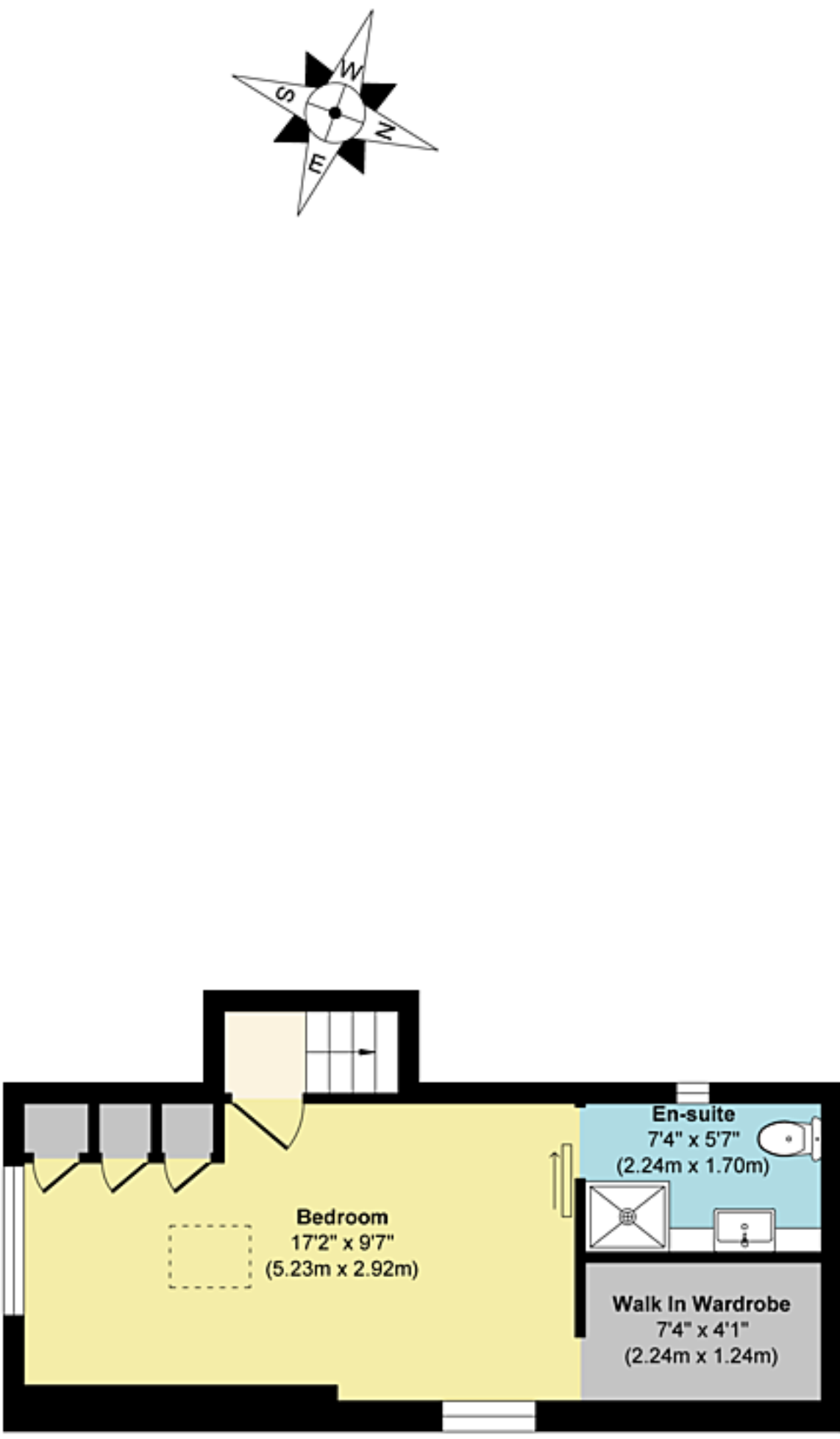
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Fourth Floor
Approximate Floor Area
2127 sq. ft
(197.60 sq. m)



Mezzanine
Approximate Floor Area
267 sq. ft
(24.80 sq. m)

Approx. Gross Internal Floor Area 2394 sq. ft / 222.40 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
Produced by Elements Property