



**HOXTON STREET, LONDON, N1
OFFERS IN EXCESS OF £350,000 LEASEHOLD**

MODERN ONE BEDROOM APARTMENT WITH BALCONY IN THE HEART OF HOXTON

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk



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DESCRIPTION:

A tastefully decorated first floor one bedroom apartment with balcony situated in the heart of Hoxton.

Standing at 418 sq. ft. the property comprises of entrance hall, open plan living room/ kitchen that leads to West facing terrace/ balcony. The East facing bedroom is large enough to fit a king size bed as well as a wardrobe and has double glazed sash windows that allow plenty of light to fill the room. The kitchen is fully fitted with an electric hob, washing machine, dishwasher, fridge/freezer and sink. The three-piece bathroom offers a standing shower with overhead shower attachments.

The property is 0.3 miles to Hoxton overground station and 0/6 miles to Old Street tube station. You also benefit from having Hoxton Street market on your doorstep and Shoreditch Park about 0.3 miles from the apartment. There are a wealth of local amenities, shops, cafes, bars and restaurants on Hoxton Street, Hoxton Square, Old Street and Shoreditch High Street.

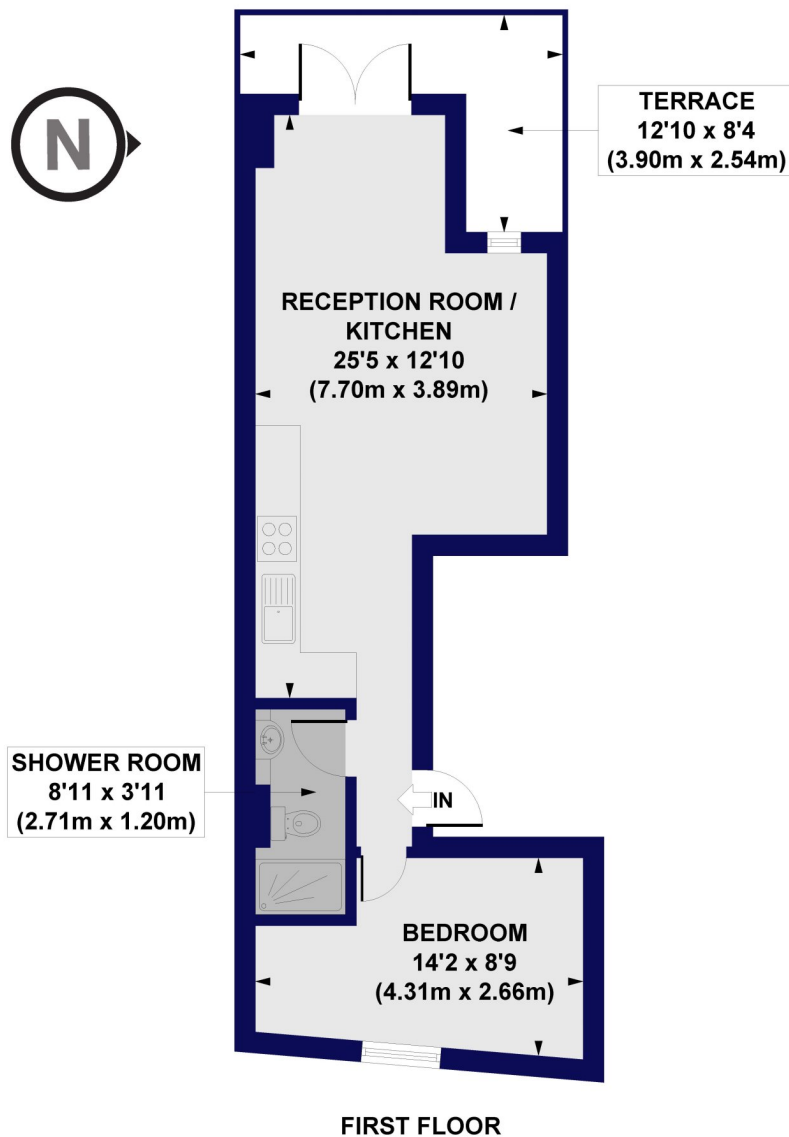
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Hoxton Street, N1
 Approx. Gross Internal Floor Area 418 sq. ft / 38.84 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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