



Southgate Road, N1 3JP. £370pw/£1,603pcm



A two bedroom loft-style apartment in North Hoxton.

The well-proportioned accommodation comprises a particularly large reception room, open-plan to a smart kitchen, master bedroom with built-in wardrobes, a further double bedroom with double doors which open to the reception and may equally be used as a home office, and a bathroom with shower over bath.

The unusual exposed concrete ceilings in tandem with the wood flooring throughout give a very Hoxton-friendly loft feel.

Located at the very southerly end of Southgate Road, Shoreditch Park and Hoxton Street Market are close by, as is Shoreditch itself and Regent's Canal. Walk to the west you'll find yourself on Upper Street.

Haggerston station (Overground) is within 700 metres.

Available immediately, furnished.



Energy Performance Certificate



Dwelling type: Mid-floor flat
Date of assessment: 09 February 2015
Date of certificate: 16 February 2015
Reference number: SAP, new dwelling
Type of assessment: SAP, new dwelling
Total floor area: 72 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

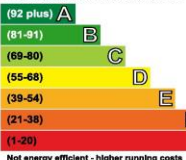
Estimated energy costs of dwelling for 3 years:	£ 1,077
Over 3 years you could save	£ 84

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 150 over 3 years	
Heating	£ 507 over 3 years	£ 513 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	£ 1,077	£ 993	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
85	86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£5	£ 84

- Two bedrooms
- North Hoxton
- Close to Shoreditch Park
- Wood floors throughout
- Furnished
- Available now

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY DETAILS

Without prejudice to the generality of the foregoing. Proper Local has made every effort to ensure that these measurements, details and particulars are accurate. However, they are only an approximate general guide and the property particulars are produced in accordance with the Property Misdescriptions Act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.