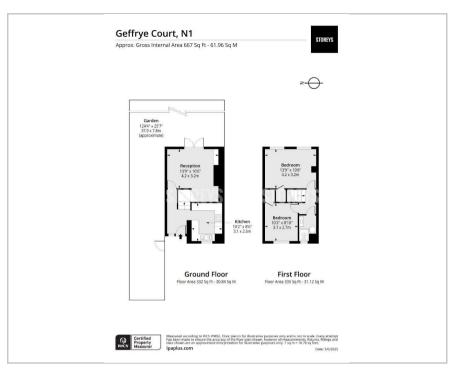
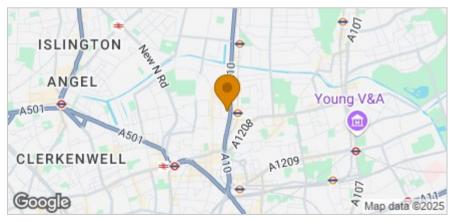


### Floor Plan



## Area Map



#### Accommodation

- Maisonette
- Lease Extension Agreed
- Large Private Garden
- Two Double Bedrooms
- Hoxton Street
- Amazing N1 Location
- Seperate Kitchen
- Chain Free
- Close to Hoxton Overground Station
- Ground Floor With Private Entrance

### Viewing

Please contact our Storeys of London Office on 0207-096-0666 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C	74	19
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.