



BRUTON

PROPERTY



New North Road, London N1 7BJ

Guide price £450,000



One bedroom flat between Hoxton and Shoreditch with a lovely private garden. Chain free.

This ground floor flat offers a perfect blend of space, comfort, and urban living. Set within an attractive period property, the flat offers bright and spacious, well appointed accommodation.

Located on New North Road this area is perfectly positioned for enjoying the best of Central and North London. Just a short



20 Lees Place, Mayfair
London, W1K 6LP



020 7459 4696



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walk from the bustling hubs of Hoxton, Shoreditch and Islington, residents have easy access to a diverse array of shops, cafes, and restaurants. Excellent transport links at walking distance including Old street (N/S) and Liverpool street Station (E/W) and beyond. The area is also surrounded by green spaces such as Shoreditch Park and the Regent's Canal, offering tranquil spots for relaxation and recreation. This prime location combines urban convenience with a vibrant community atmosphere, making it a highly desirable place to live.



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Tenure - Leasehold

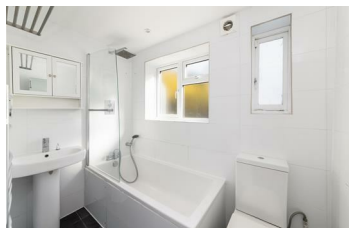
Lease Expires - 99 years remaining

Ground Rent - £150.00 per annum 2025

Service Charge - £894.00 per annum (£694.00 insurance + £200.00 management fee) 2025

Local Authority - Islington

Council Tax - £1,788.28 per year 2025/2026 (Band C)



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