



BRUTON

PROPERTY



New North Road, London N1 7BJ

Guide price £445,000



Beautiful One-Bedroom Garden Flat Between Hoxton & Shoreditch – Chain Free

This charming ground-floor flat offers the perfect balance of space, comfort, and urban convenience. Set within an attractive period conversion, the property features bright and well-proportioned accommodation with a lovely private garden—ideal for relaxing or entertaining.



20 Lees Place, Mayfair
London, W1K 6LP



020 7459 4696



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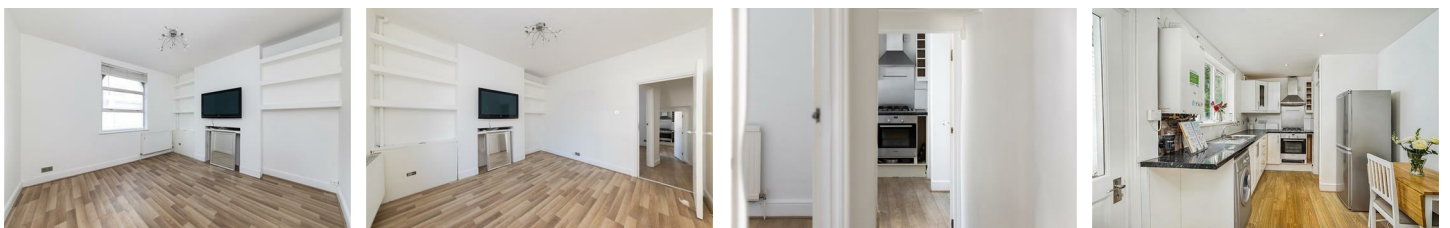
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Situated on New North Road, the location is perfectly placed between Hoxton, Shoreditch, and Islington, providing easy access to an outstanding selection of cafés, restaurants, and independent shops. Excellent transport links are all within walking distance, including Old Street (Northern line) and Liverpool Street Station, connecting you quickly across London and beyond.

Nature and leisure are close at hand, with Shoreditch Park and the Regent's Canal nearby—offering peaceful green spaces



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amid the vibrant city backdrop. This prime position combines urban lifestyle with a welcoming community feel, making it an ideal home or investment.

Key Information

Tenure: Leasehold



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Lease: Approx. 105 years remaining
Ground Rent: £150 per annum (2025)
Management Fee: £200 per annum (2025)
Buildings Insurance: £694 per annum (2025/26; approx. £30 annual increase)
Service Charge: None
Rear Extension: Built 1992



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Central Heating: Installed 2006
Council: London Borough of Islington
Council Tax Band: C – approx. £1,788.28 per year (2025/26)



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