



**BRUTON**  
PROPERTY



212 New North Road  
London, N1 7BJ

Guide price £425,000



# 212 New North Road

London, N1 7BJ

**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.

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 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**

**Lease: Approx. 105 years remaining**

**Ground Rent: £150 per annum (2025)**

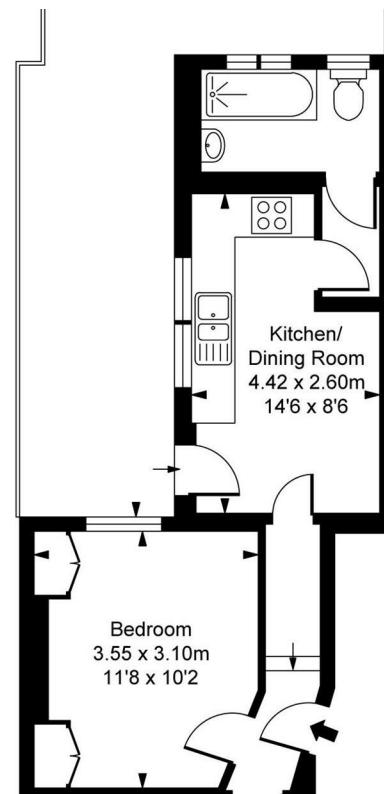
**Management Fee: £200 per annum (2025)**

**Buildings Insurance: £694 per annum**

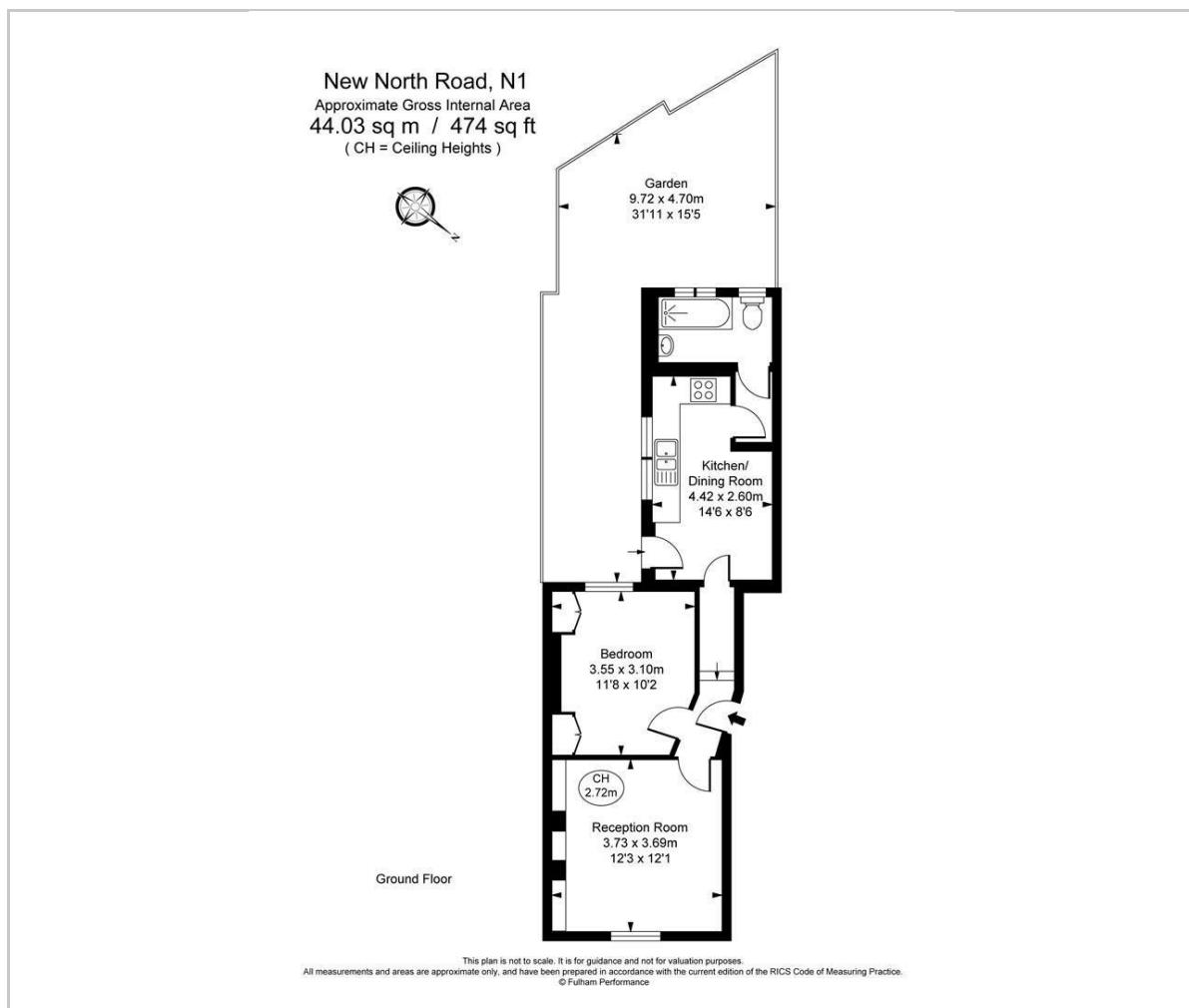




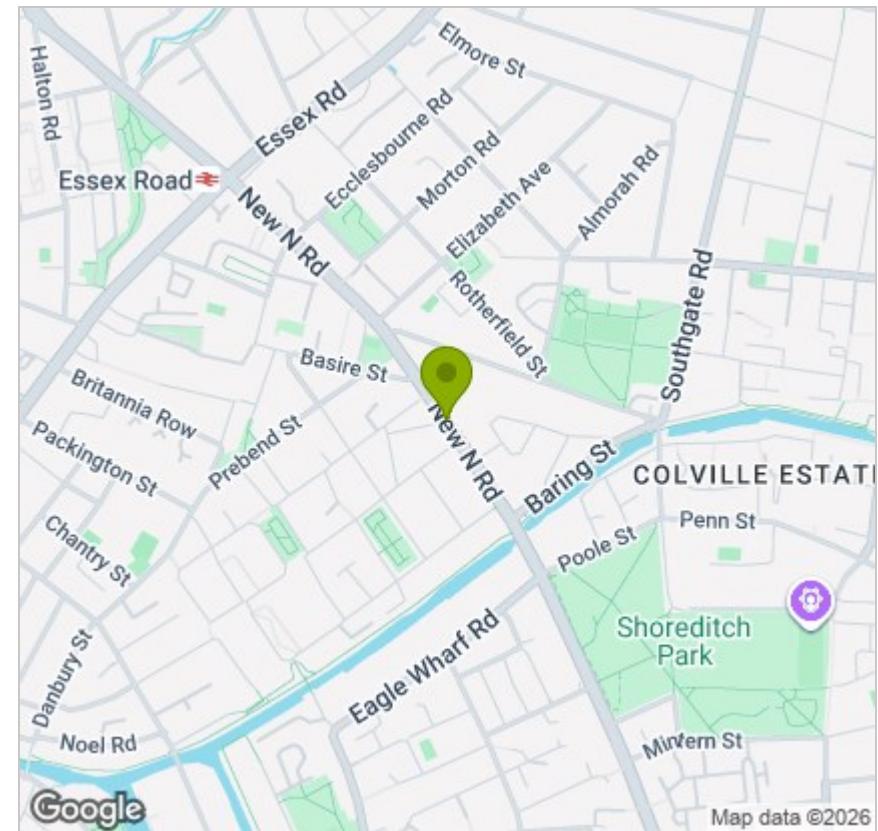
(2025/26; approx. £30 annual increase)  
Service Charge: None  
Rear Extension: Built 1992  
Central Heating: Installed 2006  
Council: London Borough of Islington  
Council Tax Band: C – approx. £1,788.28 per year (2025/26)



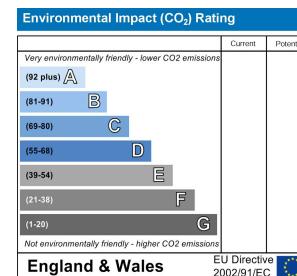
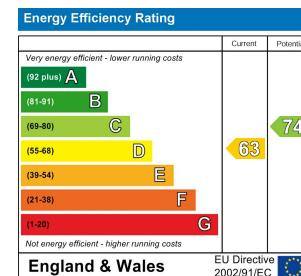
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bruton Property Office on 0207 459 4696  
if you wish to arrange a viewing appointment for this property or require further information.

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