

**TO LET**



**Hoxton Wharf, Devizes Street, Hoxton, N1**

**£2,000.00 PCM**

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A stunning one bedroom apartment situated within the highly desirable Hoxton Wharf Development, Devizes Street, N1. The property comprises of a beautifully presented and fully integrated open-plan kitchen/ living room, a modern and stunning bathroom with shower over bath and a large double bedroom.

Hoxton Wharf's desirable location is less than a mile from Old Street tube, bringing the best of London close to home and also located within easy reach of Islington's Upper Street with its eclectic mix of shops, bars and restaurants, vibrant Shoreditch and fashionable Hoxton.



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

# Material Information

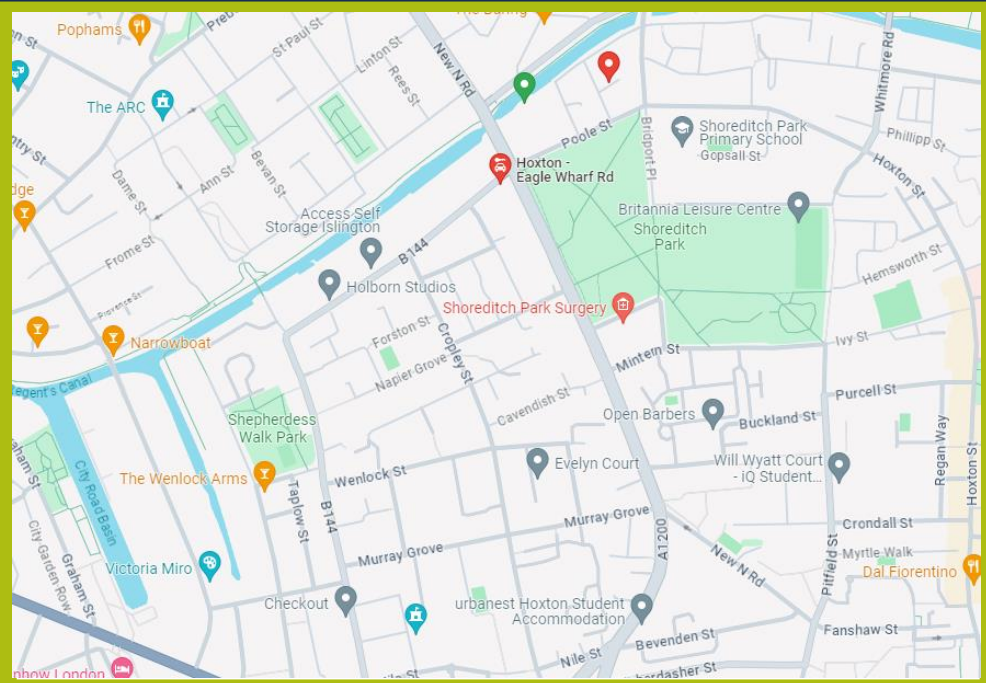
Date Available – 06/08/2024

Holding deposit amount – £461

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – C

Local Authority – Hackney Council



**Property Type**  
Apartment (Fourth Floor)



**Construction Type**  
Brick



**Parking**  
No Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas - Main



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage



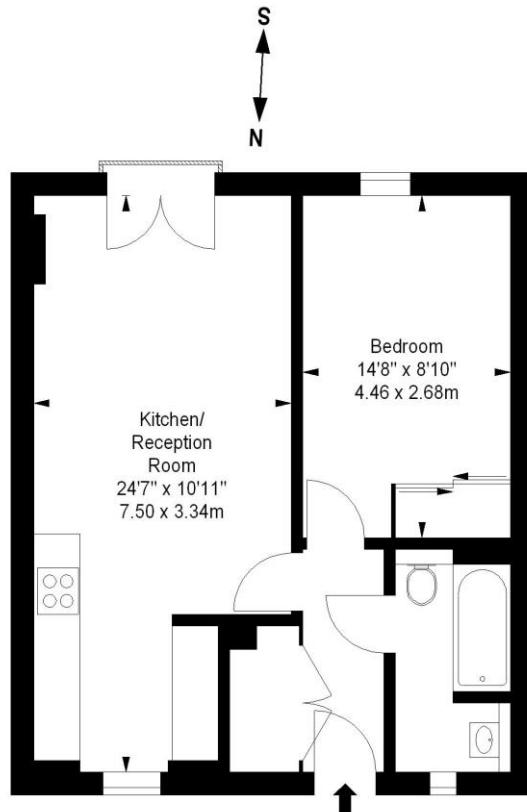
**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None

# Hoxton Wharf, N1

Approximate gross internal area  
506 sq ft / 47.01 sq m



Third Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>	<b>84</b>	<b>84</b>
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		

**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**  
432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

