

TO LET



Hoxton Wharf, 2 Devizes Street, N1

£2,750.00 PCM



**samuel estates**  
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## Property Description

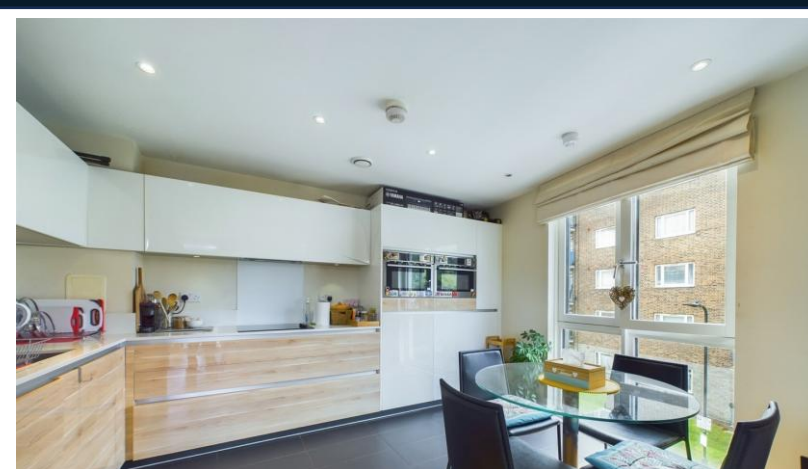
A spacious & stunning two double bedroom, two bathroom luxury apartment situated within the Hoxton Wharf Development in desirable N1. Overlooking the cobbled streets running alongside the Regent's Canal, Hoxton Wharf's sleek external design offers the perfect balance of contemporary and elegant living.

The property offers two double bedrooms one of which has an en-suite bathroom, a great sized open-plan fully integrated kitchen / reception room with space for dining and a modern three-piece family bathroom with shower over bath. Added benefits include a private balcony with incredible views over the canal, gas central heating and floor to ceiling windows allowing plenty of natural light.

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

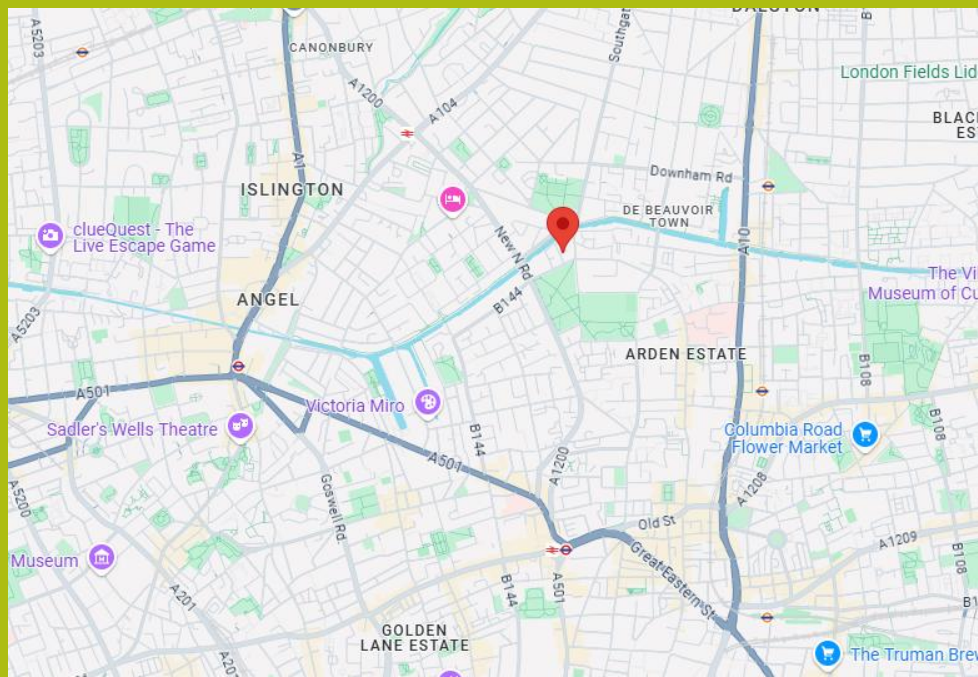
**Date Available** – 15/06/2025

**Holding deposit amount** – £634.6

**Security Deposit amount (Five weeks rent)** – £3,173.00

**Council Tax Band** – D

**Local Authority** – Hackney Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
No Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas /Communal



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage

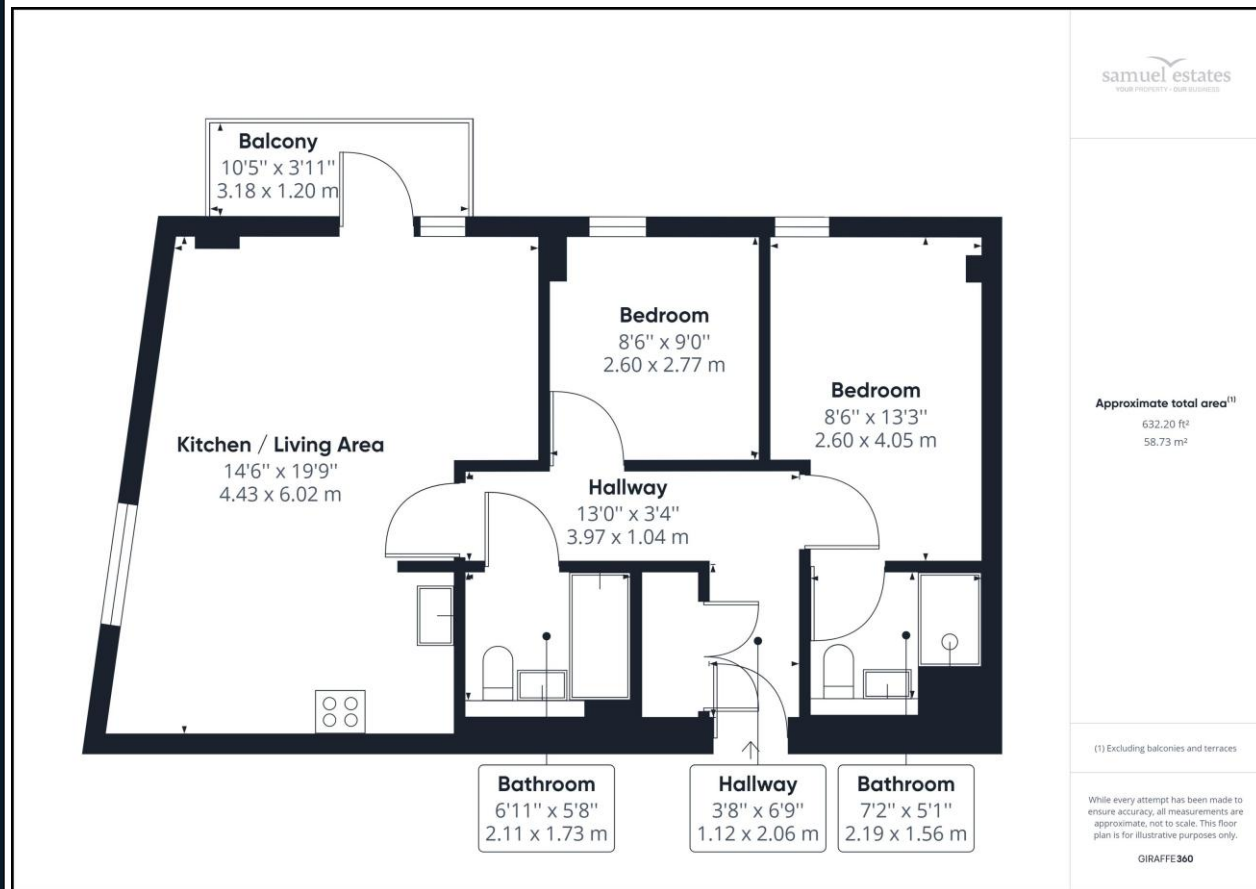


**Flood Risk**  
*Has the property been flooded in the past five years:* **NO**  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>	82	82
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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