

**Cremer Street, London, E2**

**Price £535,000**





# Cremer Street, London, E2

## DESCRIPTION

Available to view by appointment only and located in the enviable neighbourhood of Hoxton (Zone 1) is this two bedroom apartment. Situated a stone's throw away from the beating heart of East London, the property is on the third floor and boasts 640 sq. ft. (59 sqm.) of internal accommodation and comprises 18 foot open plan kitchen/reception room with a private balcony, master bedroom with built-in storage, and Juliet balcony, double guest bedroom with built-in storage, modern bathroom and ample storage throughout. The property further benefits from off street parking.

Nichols Court is situated on Cremer Street, just off Kingsland Road, only moments away from a wide range of shops, bars, restaurants and coffee houses of Hoxton.

Transport links include Hoxton Station (Overground), Old Street Station (Northern Line & Great Northern) and a wide variety of Bus routes into The City & West End.

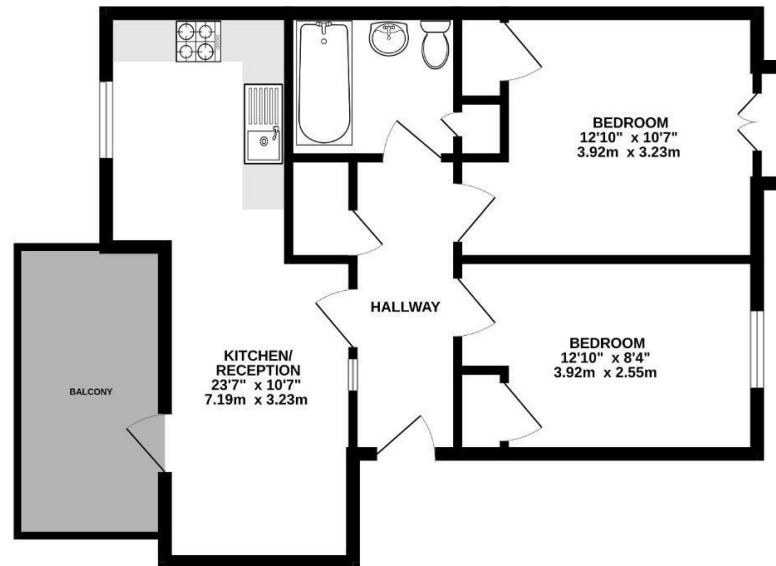
- Two bedroom apartment
- Open plan living
- Good condition throughout
- Modern bathroom
- Water bills included
- Close to transport links
- Fitted wardrobes
- Off street parking & Secure bike storage
- Moments from Hoxton station
- Situated in zone 1







THIRD FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>85</b>
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

020 7249 7499

185 - 187 Church Street, Stoke Newington,  
London, N16 0UL

hunters.stokenewington@hunters.com