

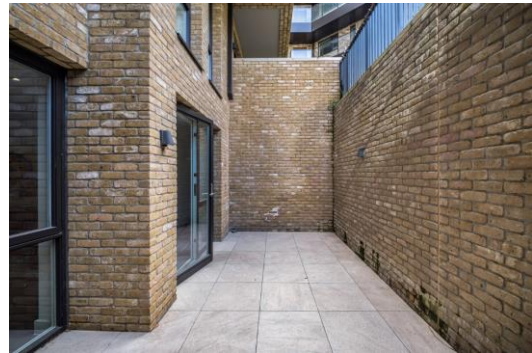


New North Road

Hoxton, N1

Guide Price £1,400,000

A generous, light filled maisonette, arranged over the ground and lower levels of a modern development, benefitting from its own entrance and two terraces, peacefully located in Hoxton, moments from Shoreditch Park & Old Street.



New North Road

Hoxton, N1

- Three double bedrooms
- Two bathrooms + Separate W.C
- Own private entrance
- Two patios
- Modern development
- Moments from Shoreditch Park & Old Street



A generous, light filled three bedroom, two bathroom maisonette, arranged over the ground and lower levels of a modern development, benefitting from its own entrance and two terraces, peacefully located in Hoxton, moments from Shoreditch Park & Old Street. Accommodation is generously proportioned, comprising; a large hallway upon entering through the private entrance on the ground floor, which leads to the principal bedroom at the front of the ground floor, with dressing area and en-suite. The reception space is set at the rear of the ground floor, bathed in light courtesy of plenty of glazing, whilst offering privacy courtesy of the plantation shutters. There is access to one of the terraces from this space, which in turn leads to the communal gardens. It should be noted there is also a guest W.C on this level. The kitchen/dining space is set at the rear of the lower level and is ideal for entertaining, leading out to the lower patio. There are two additional double bedrooms on this level as well as a further bathroom suite. The property offers super convenient access to the delights of Hoxton Square, Old Street and Shoreditch High Street, with their wealth of bars, restaurants, shops and boutique galleries. Old Street is the closest Underground station which sits on the Northern Line with trains to Bank, London Bridge and Kings Cross.

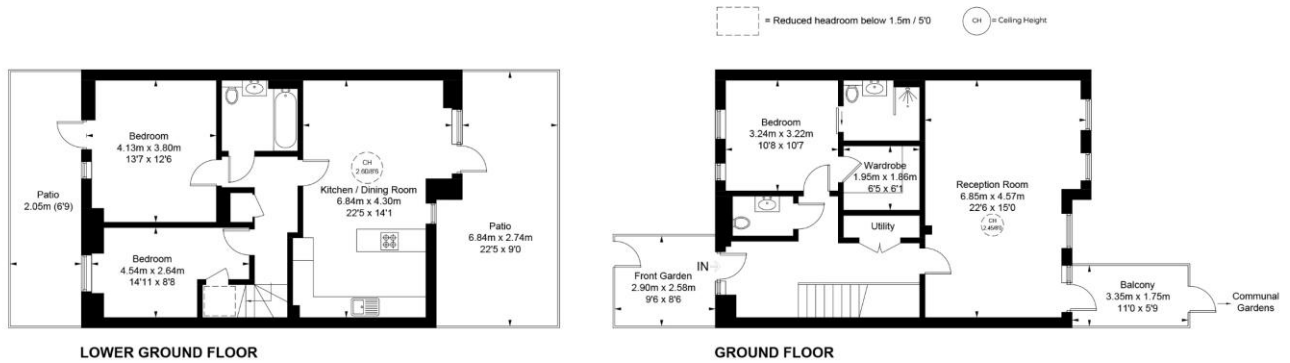
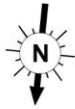
Tenure: Leasehold 120 years 7 months
Service Charge: £4500
Ground Rent: £200
Local Authority: London Borough Of Hackney (Council Tax)
Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B	86	86
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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NEW NORTH ROAD, N1



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 727 SQ FT / 67.5 SQ M
 (EXCLUDING REDUCED HEADROOM)
 GROUND FLOOR = 740 SQ FT / 68.8 SQ M
 REDUCED HEADROOM = 10 SQ FT / 0.9 SQ M
 TOTAL = 1477 SQ FT / 137.2 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS
 ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS,
 SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1072917)

