

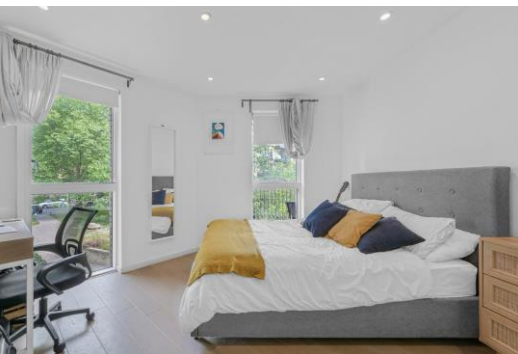


New North Road

Hoxton, N1

Asking Price £800,000

A bright and spacious 2 double bedroom, 2 bathroom modern apartment set on the first floor of landmark development moments from the amenities and transport links of Old Street and Shoreditch.



New North Road

Hoxton, N1

- Two double bedrooms
- Two bathrooms
- Open-plan kitchen/dining/living space
- Private balcony
- Moments from Old Street



A bright and spacious 2 double bedroom, 2 bathroom modern apartment set on the first floor of landmark development moments from the amenities and transport links of Old Street and Shoreditch. The property is bright and well-proportioned comprising; two double bedrooms both with copious amounts of built in storage with the master additionally benefitting from a luxury en-suite shower room; the family bathroom is finished to an exceptional standard with designer fixtures including a bath and rainfall shower; the open-plan kitchen/dining/living space offers a seamless flow of space perfect for entertaining with large sliding doors leading on to the private balcony, where you can enjoy outdoor dining in a tranquil environment overlooking the communal grounds. Located on the 5th floor of the development is a spectacular communal roof terrace with herb garden. 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 139 years 1 months

Service Charge: £3031.04

Ground Rent: £400

Local Authority: hackney

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

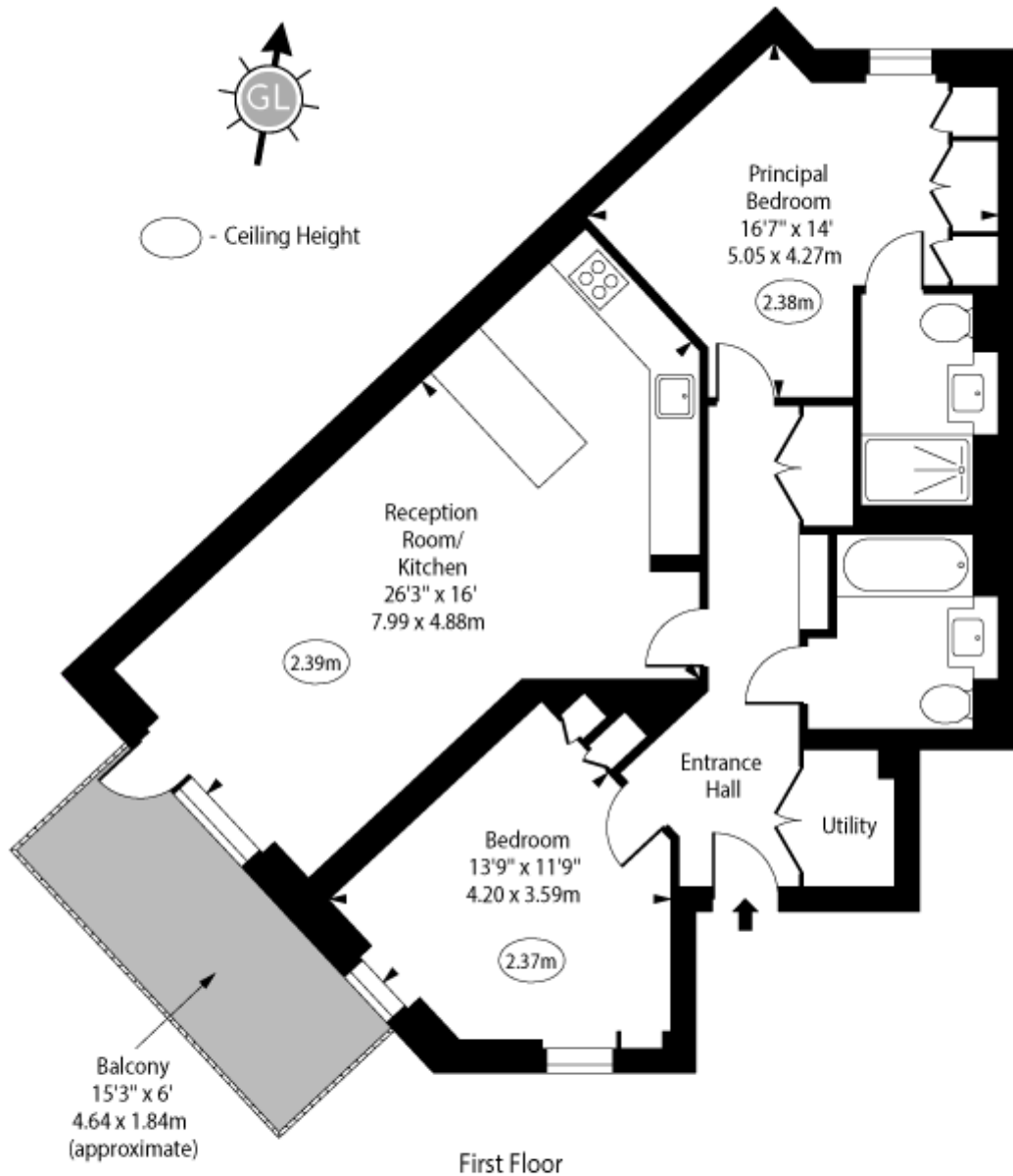
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

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Approx Gross Internal Area 845 Sq Ft - 78.50 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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