



## Hornsey Street, London

- One Bedroom
- Spacious & Stylish Interior
- Wooden Floors
- Modern Development
- Private Balcony
- Centrally Located

**£425,000**

**Tenure: Leasehold**

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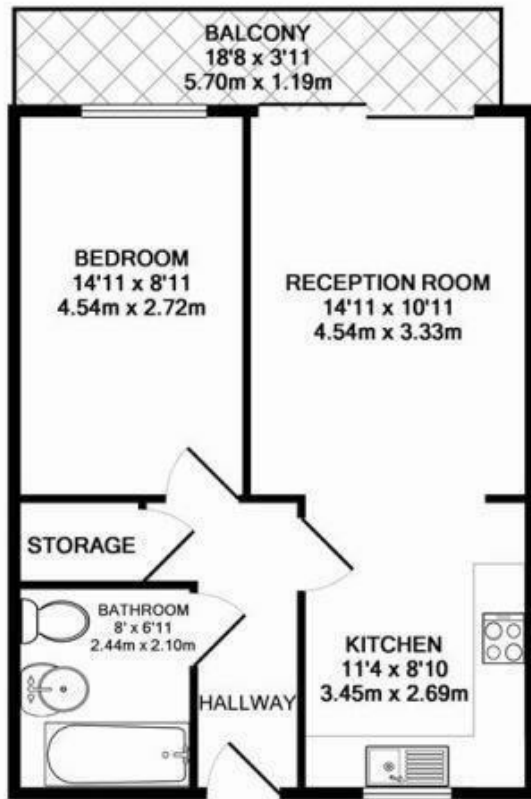
# Hornsey Street, London

## DESCRIPTION

A charming one-bedroom apartment nestled on the first floor of a modern purpose-built development. The apartment offers a perfect blend of comfort and convenience, making it an ideal home for those seeking a tranquil urban retreat. The private balcony provides a serene outdoor haven where you can unwind and soak in the surrounding urban atmosphere. Whether you're sipping morning coffee or enjoying a quiet evening, this space offers a perfect retreat from the hustle and bustle of city life.

Situated in a sought-after location, this residence benefits from its proximity to local amenities, transportation links, and vibrant community offerings. Hornsey Street presents a dynamic urban lifestyle, with trendy cafes, restaurants, and cultural hotspots just a stone's throw away.





TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 SQ.M.)

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Council Tax:

## 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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	83	83		81	82
England & Wales	EU Directive 2002/91/EC		England & Wales	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

### Viewing

Please contact our Hunters Shoreditch Lettings Office on 02076131798 if you wish to arrange a viewing appointment for this property or require further information.

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shoreditch@hunters.com <https://www.hunters.com>



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