



## Hoxton Square, , London, London, N1 6NT

- 40% Shared Ownership
- Second Floor
- Desirably Located
- 2 Bedrooms
- Long Lease
- Modern Development

**Offers In Excess Of £200,000**



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## DESCRIPTION

**\*\*40% Shared Ownership\*\*** Situated on Hoxton Square is this excellent two bedroom second floor apartment. Nestled off the beaten track the apartment enjoys a quiet location. Comprising of two good sized bedrooms, a contemporary bathroom, large lounge and a separate fully fitted kitchen.

Hoxton Square is one of London's most fashionable areas and is peppered with quality restaurants, bars, fashion boutiques, art galleries and coffee shops. The closest station is Old Street (Northern Line, British Rail) while Liverpool Street Station (Hammersmith & City, Circle, Metropolitan and Central lines and British Rail) is also nearby.

**\*Please note that this property has been virtually furnished\***







## Hoxton Square

Approximate Gross Internal Area = 644 sq ft / 59.8 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Viewings

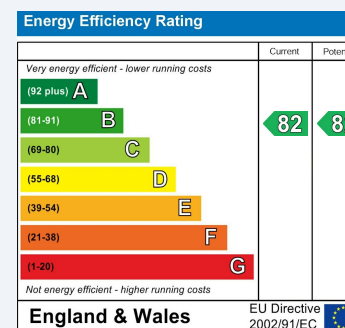
Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.