



New North Road, Hackney, London, N1 7QR

- 2 Bedroom Apartment
- West Facing
- Purpose Built Block
- Chain Free
- Fourth Floor
- Small Private Balcony
- Lift Access

£425,000



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DESCRIPTION

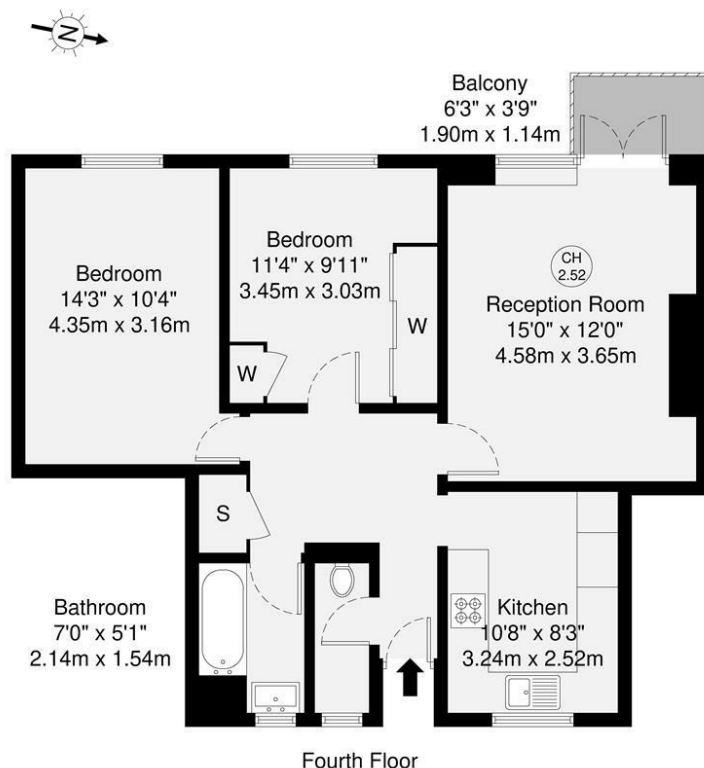
Positioned on the fourth floor of a well-maintained purpose-built block, this spacious two-bedroom apartment offers 700 sq ft of well-balanced accommodation with a sought-after west-facing outlook.

The reception room opens onto a private balcony—perfect for enjoying the afternoon sun or relaxing with open views across the neighbourhood. Both bedrooms are generously proportioned, while the thoughtful layout lends itself perfectly to comfortable modern living. Additional benefits include ample storage and convenient lift access.

Ideally located moments from the Regent's Canal and within easy reach of Angel and Old Street stations, the property enjoys excellent connections to Shoreditch, Islington and the City—an ideal home for professionals or a smart investment opportunity.







GROSS INTERNAL AREA (GIA) The footprint of the property 64.7 sq m / 696 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.6 sq m / 28 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 2.1 sq m / 22 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Viewings

Please contact 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.