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Wimbourne Street, London, N1

£350,000



Positioned on the first floor of a well-maintained purpose-built block, this attractive and generously sized one-bedroom apartment offers a fantastic layout and modern living. The property features a bright and spacious lounge leading onto a private balcony, a separate fully fitted kitchen, a large double bedroom, and a bathroom with a three-piece suite.

Additional highlights include residents' parking, lift access, double glazing, wooden flooring, and a superb central location.

Perfectly situated opposite Shoreditch Park, the flat is just a short stroll from Hoxton and Shoreditch, with an abundance of restaurants, wine bars, and boutique shops in the vibrant Shoreditch Triangle. Excellent transport links are close by, with Hoxton Overground and Old Street Station both within easy walking distance.

110 Curtain Road, London, EC2A 3AH | 020 7613 1798
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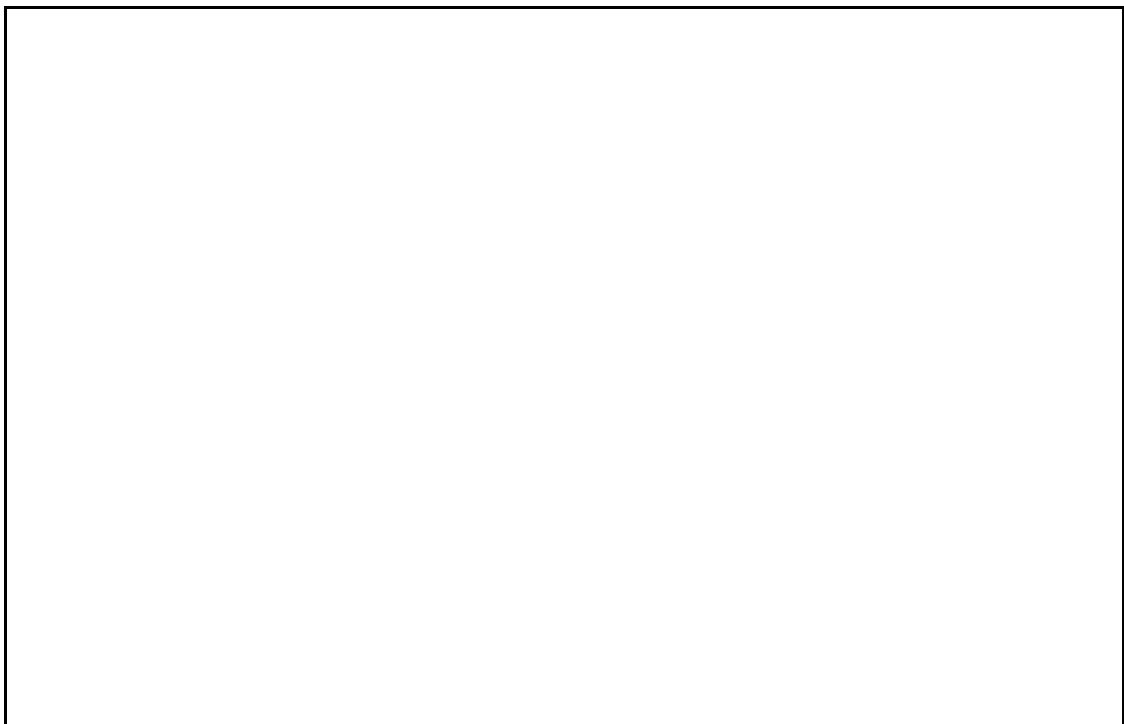
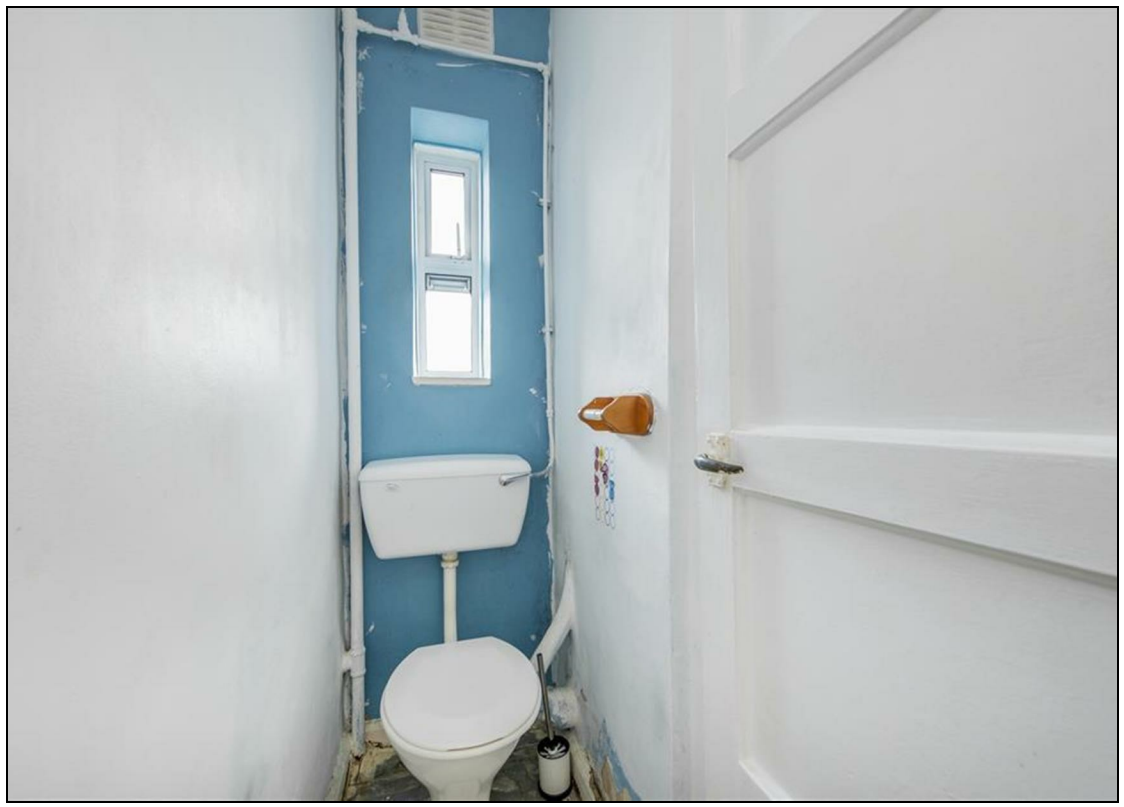
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KEY FEATURES

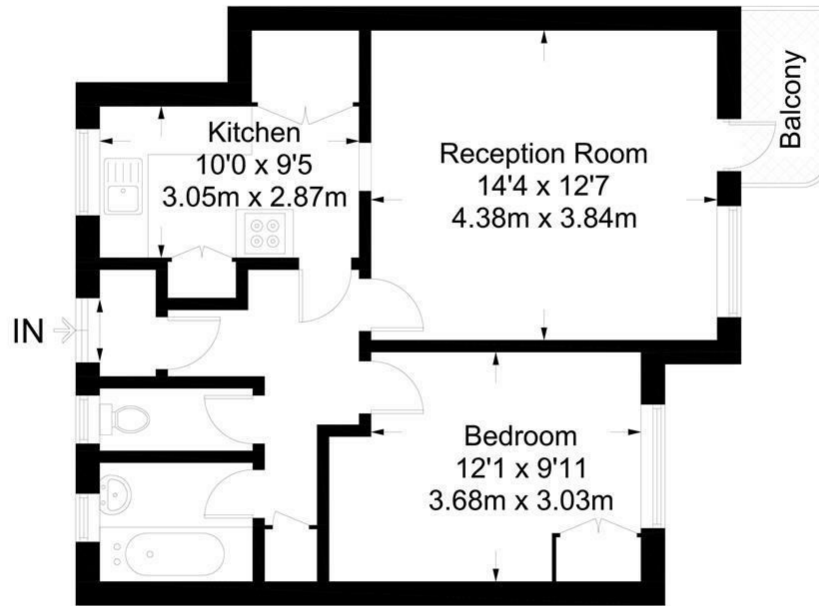
- One Double Bedroom
 - First Floor
 - Private Balcony
- Resident's Parking
- Lift Access
- Excellent Location





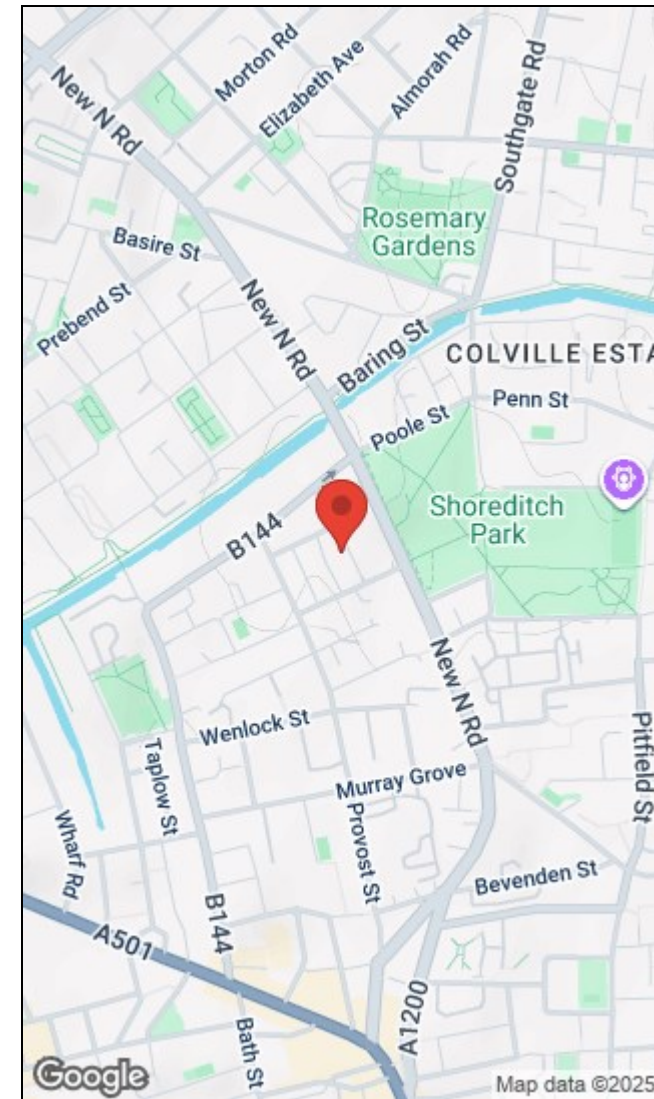
Bracklyn Court

Approximate Gross Internal Area = 535 sq ft / 49.7 sq m



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
		81		84	
	68			67	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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