



Sara Lane Court, Stanway Street, Old Street, London

Asking Price £370,000

Sara Lane Court, Stanway Street, Old Street, London

2 double bedroom apartment over 3 floors with private balcony. Close to Hoxton Square



Council Tax Band: B



CASH BUYERS ONLY.

Ground rent: £10 per annum
Council tax band: B

Located just off Hoxton Street is this unusual 4th floor, 2 double bedroom apartment over 3 floors, including a private balcony.

Spread over 828 square feet, the apartment features an entrance with staircase leading up to 2nd floor with a bright and airy reception room with solid wood flooring, and access to a private east facing balcony.

The kitchen is open to the hallway and has tiled flooring, integrated gas cooker, solid wood worktops and white gloss units. The 3rd floor features a contemporary fitted bathroom with shower cubical, separate W/C and 2 good size double bedrooms.

Situated between Shoreditch and Islington, Hoxton offers a vibrant living experience. The neighbourhood is filled with a mix of trendsetters and diverse community of residents who contribute to its unique atmosphere. The area is known for its exciting culture, including street art and galleries showcasing unusual work by up-and-coming artists. Ideally located with Brick Lane and Broadway Market a short walk away, the area benefits from having many popular and trendy restaurants found alongside hidden gems and pop-ups serving an amazing range of world cuisine and street food. Whether you take advantage of the neighbourhood's green spaces to relax or choose to enjoy the lively nightlife scene, Hoxton is a neighbourhood with energy, creativity, and authenticity.

Transport links include Hoxton, Old Street and Liverpool Street Stations which are all close by as well as a number of bus routes available from Kingsland Road. Iconic London landmarks such as the Tower of London and Stratford and Queen Elizabeth Olympic Park easily accessible and London's West End is a short underground or bus ride away.

Offered on a chain-free basis.

Leasehold: 104 years remaining

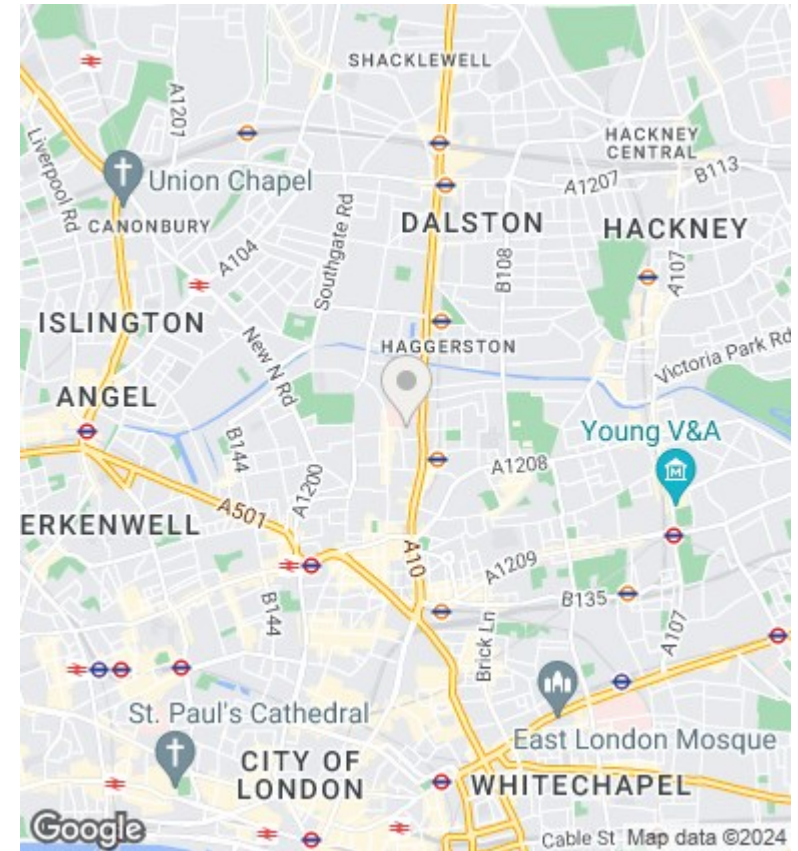
Service charge: £1800 per annum

Sara Lane Court Stanway Street N1 6RH

Approx Gross Internal Area = 77 sq m / 828 sq ft



Ref Copyright **BLEU PLAN**
 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
 Copyright © BLEUPLAN



Directions

Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	