



## Ivy Street, Old Street, N1

£450,000

- Moments From Hoxton Market
- Wood Flooring
- Old Street Close by
- Chain Free
- Two Shower Suites
- Modern Kitchen
- Open Plan Reception Room
- South Facing Balcony
- Stylish Apartment
- Hoxton Overground Close by

# Ivy Street, Old Street, N1

Enviably located is this two bedroom, two bathroom apartment with separate office moments from Hoxton Market. Walking distance to Old Street tube.



Council Tax Band: B



Enviably located is this 2 bedroom, two bathroom apartment with separate study moments from Hoxton Market. Walking distance to Old Street tube.

Comprising of a large dual aspect open plan kitchen to reception room with access to a south facing balcony. Wooden flooring, modern kitchen with dishwasher and fitted appliances. Two stylish shower suites, and three good sized bedrooms. Ample storage in hallway.

Situated on a quiet residential street seconds from Hoxton market, walking distance into the vibrant Shoreditch and many local amenities including some great cafes and restaurants.

Old Street tube, Hoxton and Haggerston overground stations.

Offered on a chain free basis.

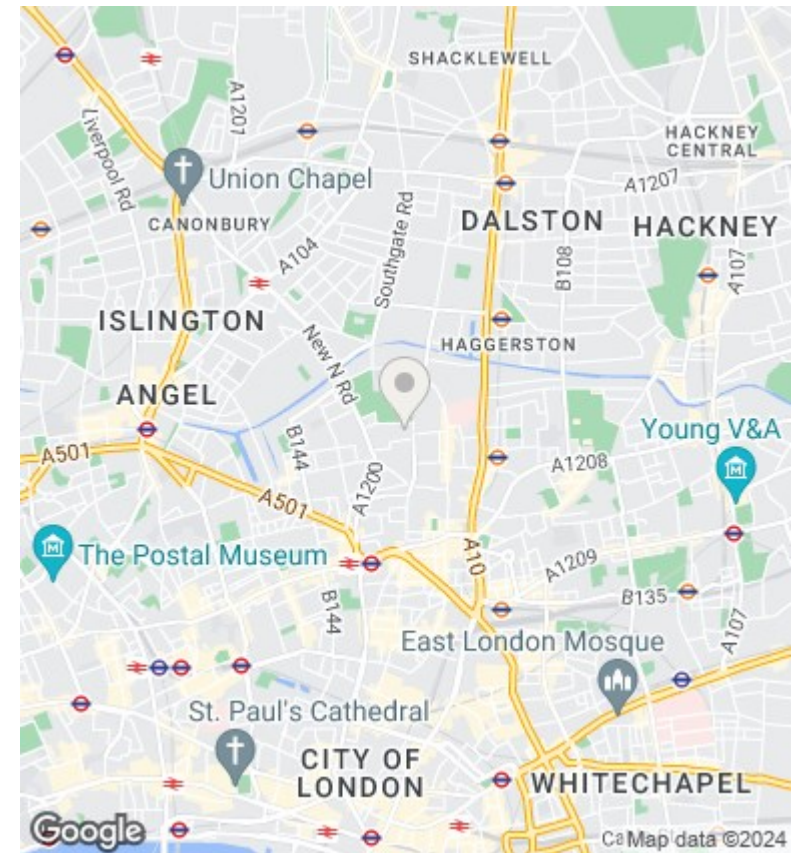
Leasehold: 106 years remaining

Ground Rent: £9 per annum

Service Charge: £1,815.23 per annum

Building Insurance: £621.67 per annum

Council Tax: Band B



### 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) <b>A</b>		
(81-91) <b>B</b>	76	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	