



PRICE GUIDE

£450,000

Haberdasher Street

London, N1 6EH

Guide Price: £450,000 - £475,000

Set on Haberdasher Street, a beautiful tree-lined road located moments from Hoxton Square and Old Street Station, is this ground floor 1-bedroom apartment.

The property is set over 451 square feet and features a spacious reception room with solid wood flooring that is open to a good size kitchen. There is a double bedroom and family bathroom. There are sash windows throughout the property and gas central heating.

Considered the energetic heart of East London, the area is a magnet for creative thinkers, designers, founders and tech innovators drawn by Shoreditch's start-up scene and collaborative workspaces. Independent cafés, galleries and restaurants spill onto the streets, creating a lively, social atmosphere day and night, while nearby green spaces offer the chance to escape it all. It's a neighbourhood that feels connected and constantly evolving - perfect for buyers who want inspiration, opportunity and authentic London character on their doorstep.

Excellent transport links mean the City and West End are very easy to get to, including Old Street and Angel Underground Stations as well as a number of bus routes available from City Road.

Leasehold: 149 years remaining

Service Charge: £1839.50 Per Annum

Ground Rent: TBC

Council Tax: Band C





Ground Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 47.3 sq. metres (509.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Haberdasher Street

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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