



## Hkr Hoxton, Scawfell Street, Hoxton, E2

Asking price **£690,000** | Leasehold



# Hkr Hoxton, Scawfell Street, Hoxton, E2



1 Bedroom



1 Bathroom



1 Reception



Balcony



Communal Terraces



Gym



Screening Room



Concierge Service



0.3 MI Hoxton

Bright one bedroom apartment in HKR Hoxton close to Hoxton Overground Rail station, and a short walk from Shoreditch and the City of London. The property comprises a large living area, a modern fully integrated kitchen, master bedroom with fitted wardrobes, luxury bathroom suite and ample storage space. The contemporary interior features engineered wood flooring, underfloor heating, comfort cooling, bespoke kitchen cabinetry with fully integrated high-quality appliances, porcelain and ceramic tiling and plenty of storage space throughout.

Residents enjoy excellent onsite amenities including a

gym, two landscaped terraces (5th & 10th floor), access to screening room, concierge services, bicycle storage.

Located close to Hoxton Rail station (Travel Zone 1), this residence is a stroll away from the wonderful outdoors of Haggerston Park, Regent's Canal and London Fields. The nearby Columbia Road Flower Market is a popular London floret destination with a range of indie shops, artisan bakeries, cafes and restaurants. The development is an easy walk away for new office locations and amenities on Shoreditch High Street, Old Spitalfields Market and the City. The closest Underground station is Old Street, a 19-min walk away.

**Tenure:** Leasehold (996 years remaining)

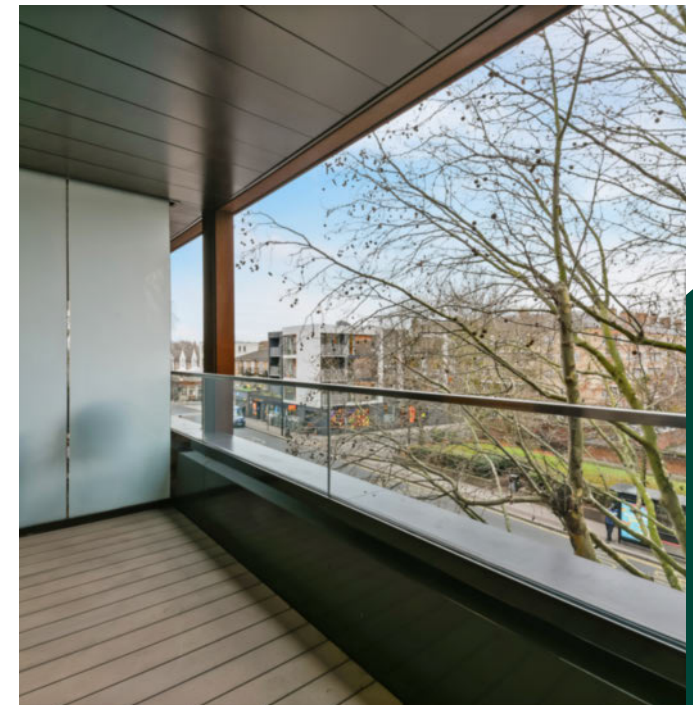
**Local Authority:** Hackney London

**Ground Rent:** £500 p.a.

**Council Tax Band:** D

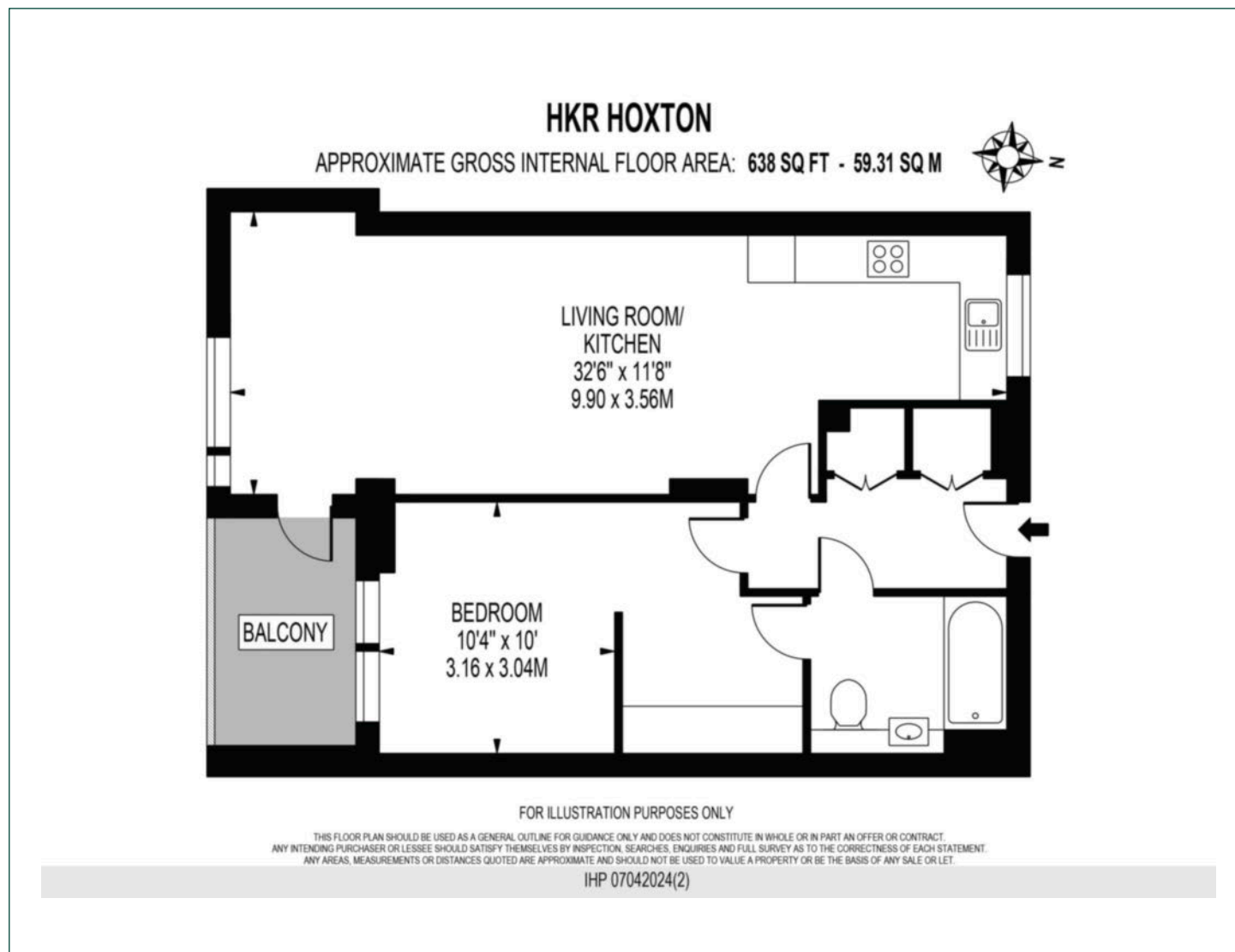
**Service Charge:** £5,008.96 p.a.

**EPC:** B



# Floorplan

638 sq ft | 59.31 sq m



## City & Aldgate

122 Whitechapel High Street, London, E1 7PT

## Sales

020 7488 2777 | [city.sales@chaseevans.com](mailto:city.sales@chaseevans.com)

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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