



Provost Street

Hoxton, N1

Asking Price £1,200,000

A stunning, 2 double bedroom, 2 bathroom split level penthouse apartment moments from Old Street Underground station.

CHESTERTONS



Provost Street

Hoxton, N1

- Penthouse
- Two Double Bedrooms
- Duplex Apartment
- Bright and Spacious
- Great Location moments from Old Street



A stunning, 2 double bedroom, 2 bathroom split level penthouse apartment moments from Old Street Underground station. The property is bright and spacious comprising; large semi-open plan living/kitchen space flooded with light from the grand windows; modern fully equipped kitchen with plenty of space for cooking and entertaining; modern family bathroom and the smaller of the two bedrooms located to the rear of the apartment; up the spiral staircase is the principal suite comprising a generously sized bedroom and modern bathroom suite. The property is ideally located for access to the financial hub of the City, the technology centre of Old Street (Silicon Roundabout) which has stimulated significant growth and investment over recent years. The nightlife, bars restaurants, boutique shops and galleries of Hoxton, Shoreditch and Clerkenwell are all close by, giving a vast array of choice within a small geographical area. It should be noted that with work well under way on the construction of Crossrail, the property is suitably positioned to benefit from its completion, both in terms of additional transport links and the potential for future growth and investment. Old Street (Northern Line & National Rail) is the closest Underground station. Provost Street is supremely well located for the walks along the canal to Angel, to the West and London Fields to the East. Hoxton, Old Street and Shoreditch, with an array of vibrant bars, restaurants, galleries and boutique shops, are within easy reach. It may be of interest to note that the immediate vicinity is benefitting from the progressive regeneration with significant development & investment along City Road and around Old Street. Transport can be found at Old Street (Northern Line) and Angel Underground (Northern Line) both with trains to Moorgate and Bank, along with the transport hub that is Kings Cross/ St Pancras International.

Tenure: Share of Freehold 100 years 9 months
Service Charge: £4800
Ground Rent: £0
Local Authority: London Borough of Hackney
Council Tax Band: E

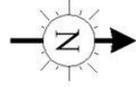
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77c	77c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

Provost Street, N1

Approximate gross internal area
120.21 sq m / 1294 sq ft



Key :
CH - Ceiling Height



Fourth Floor



Fifth Floor

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 of FeaturePRO.

