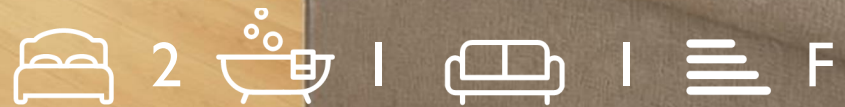




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New North Road, Shoreditch, N1

£425,000

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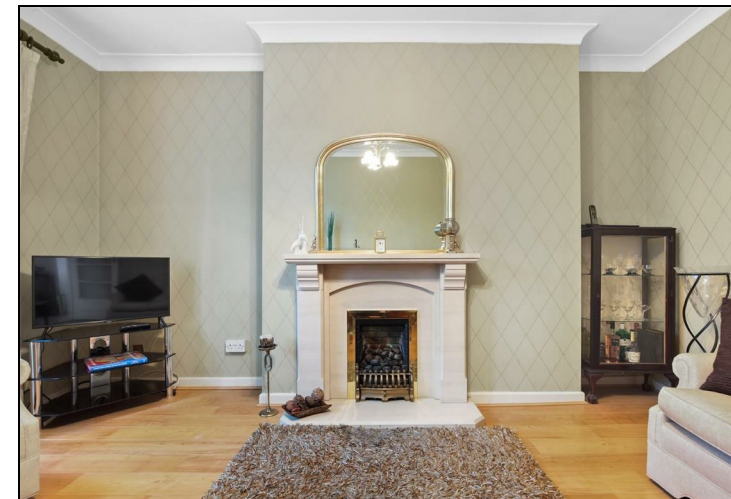
Positioned on the fourth floor of an attractive purpose-built block, this well-proportioned two-bedroom apartment offers 700 sq ft of light-filled living space and a highly desirable west-facing aspect.

The property boasts a bright and airy reception room that opens onto a small private balcony—ideal for enjoying afternoon sun or unwinding with views over the surrounding neighbourhood. Both bedrooms are generously sized, while the layout provides excellent scope for comfortable modern living. Additional features include lift access and ample storage throughout.

Located moments from the Regent's Canal and within easy reach of both Angel and Old Street stations, this property offers superb access to Shoreditch, Islington and the City, making it an ideal choice for professionals or investors alike.

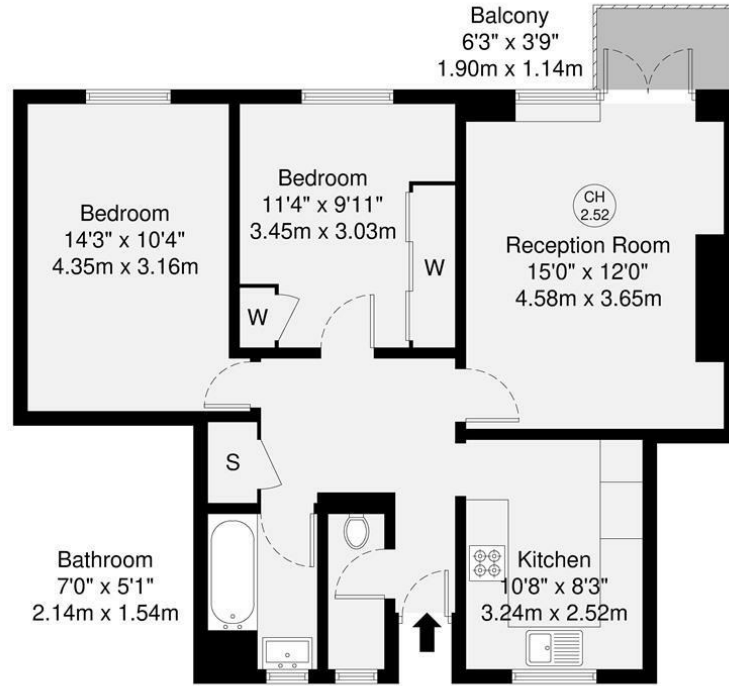
KEY FEATURES

- 2 Bedroom Apartment
 - Fourth Floor
 - West Facing
- Small Private Balcony
 - Purpose Built Block
 - Lift Access
 - Chain Free
- Leasehold - Approx 86 Years Remaining
- Service Charge Approx - £1,859.28 pa
 - Ground Rent - £9 pa







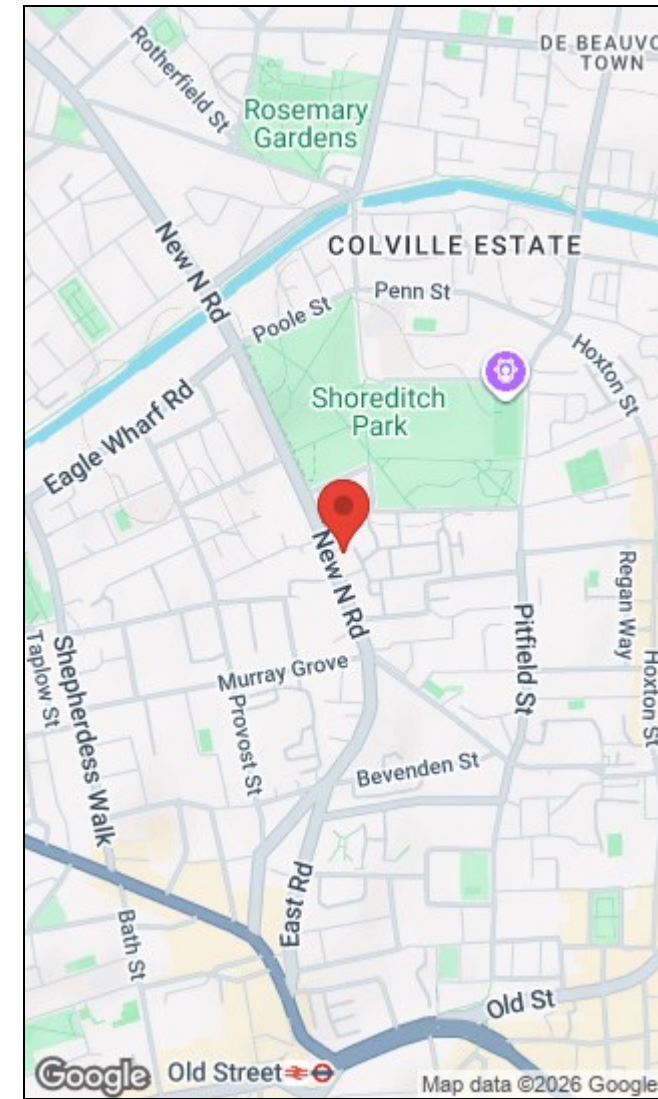


Fourth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 64.7 sq m / 696 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.6 sq m / 28 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 2.1 sq m / 22 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	65
	26
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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