



Hawthorne Close

London, N1

Offers in excess of £300,000

A 2 bedroom apartment set on the first floor of a low-rise ex local authority block tucked quietly behind Balls Pond Road & Newington Green offering excellent access to both Dalston Junction & Newington Green.

CHESTERTONS



Hawthorne Close

London, N1

- 2 double bedrooms
- Semi-open plan kitchen living space
- First floor
- Superbly located for Newington Green & Dalston Junction



A 2 bedroom apartment set on the first floor of a low-rise ex local authority block tucked quietly behind Balls Pond Road & Newington Green offering excellent access to both Dalston Junction & Newington Green. Accommodation is well-balanced and comprises; semi-open plan kitchen living room; 2 double bedrooms and a modern bathroom. Hawthorne Close is conveniently located for access to the trains at both Dalston Kingsland and Dalston Junction, which forms part of the London Overground network, whilst a plethora of shops, bars and restaurants can be found locally on Newington Green and on Southgate Road, such as the renowned De Beauvoir Deli. For those wishing to travel by bus, Kingsland Road and Southgate Road provide a number of good routes, with the delights of vibrant, trendy Hoxton and Shoreditch just a short journey away, as are the National Rail and Victoria Line trains of Highbury & Islington.

Tenure: Leasehold 88 years 6 months

Service Charge: £1800

Ground Rent: £10

Local Authority: Islington

Council Tax Band: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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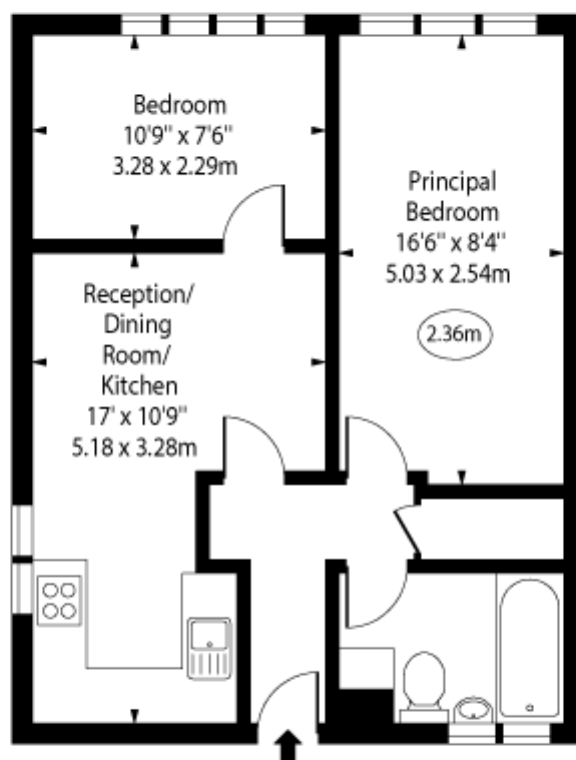
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Hawthorne Close, N1

○ - Ceiling Height



First Floor

Approx Gross Internal Area 492 Sq Ft - 45.71 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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