

## Directions

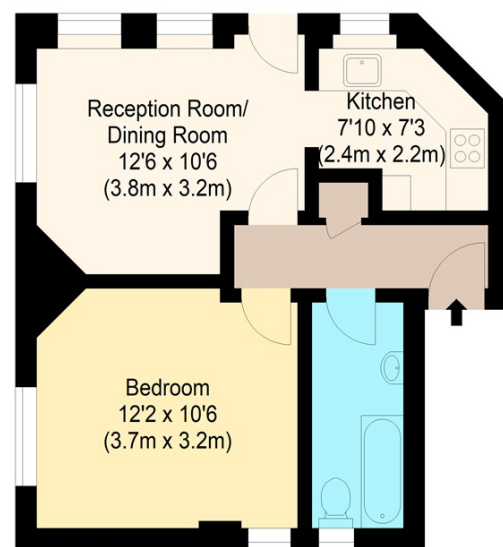
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Queensbridge Road, E2

Approximate Gross Internal Floor Area : 39.48 sq m / 425 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Flat 16 11 Queensbridge Road, Hoxton, London, E2 8NP

£1,750 PCM

- One bedroom apartment
- Hoxton on your door step
- Multiple transport links close by
- Close to local bars and restaurants
- EPC Rating D
- Period conversion
- Communal garden area
- Fantastic location
- Broadway Market nearby
- Council tax band C

## Flat 16 11 Queensbridge Road, London E2 8NP

Nestled on the charming Queensbridge Road in London, this delightful one-bedroom apartment is situated within a period townhouse, offering a unique blend of character and modern living. Ideal for a professional individual or a couple, this property boasts a well-appointed reception room that provides a welcoming space for relaxation and entertaining.

The apartment features a comfortable bedroom and a stylish bathroom, ensuring all your essential needs are met. Residents will also benefit from access to a communal courtyard area, perfect for enjoying the outdoors or socialising with neighbours.

Location is key, and this property does not disappoint. It is conveniently located near the vibrant Broadway Market and the picturesque London Fields, both of which offer a variety of shops, cafes, and recreational spaces. Additionally, the trendy areas of Shoreditch and Hoxton are just a stone's throw away, providing an array of dining and nightlife options.

This apartment presents an excellent opportunity for those seeking a stylish and convenient home in one of London's most sought-after areas. Don't miss your chance to experience the charm and convenience of this lovely property.

Hackney Council Tax Band - C  
EPC - D



Council Tax Band: D

