



BRUTON
— PROPERTY —

212 New North Road
London, N1 7BJ

Guide price £395,000



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Beautiful One-Bedroom Garden Flat
Between Hoxton & Shoreditch – Chain Free

This charming ground-floor flat offers the perfect balance of space, comfort, and urban convenience. Set within an attractive period conversion, the property features bright and well-proportioned accommodation with a lovely private garden—ideal for relaxing or entertaining.

Situated on New North Road, the location is perfectly placed between Hoxton, Shoreditch, and Islington, providing easy access to an outstanding selection of cafés, restaurants, and independent shops. Excellent transport links are all within walking distance, including Old Street (Northern line) and Liverpool Street Station, connecting you quickly across London and beyond.

Nature and leisure are close at hand, with Shoreditch Park and the Regent's Canal nearby—offering peaceful green spaces amid the vibrant city backdrop. This prime position combines urban lifestyle with a welcoming community feel, making it an ideal home or investment.

Key Information

Tenure: Leasehold

Lease: Approx. 104 years remaining

Ground Rent: £150 per annum (2025)

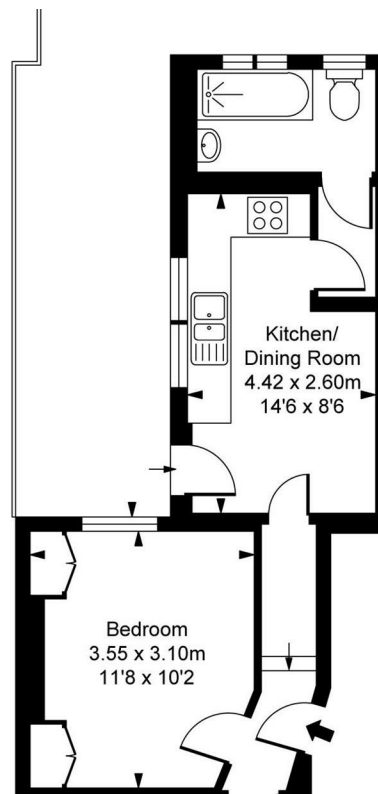
Management Fee: £200 per annum (2025)

Buildings Insurance: £694 per annum

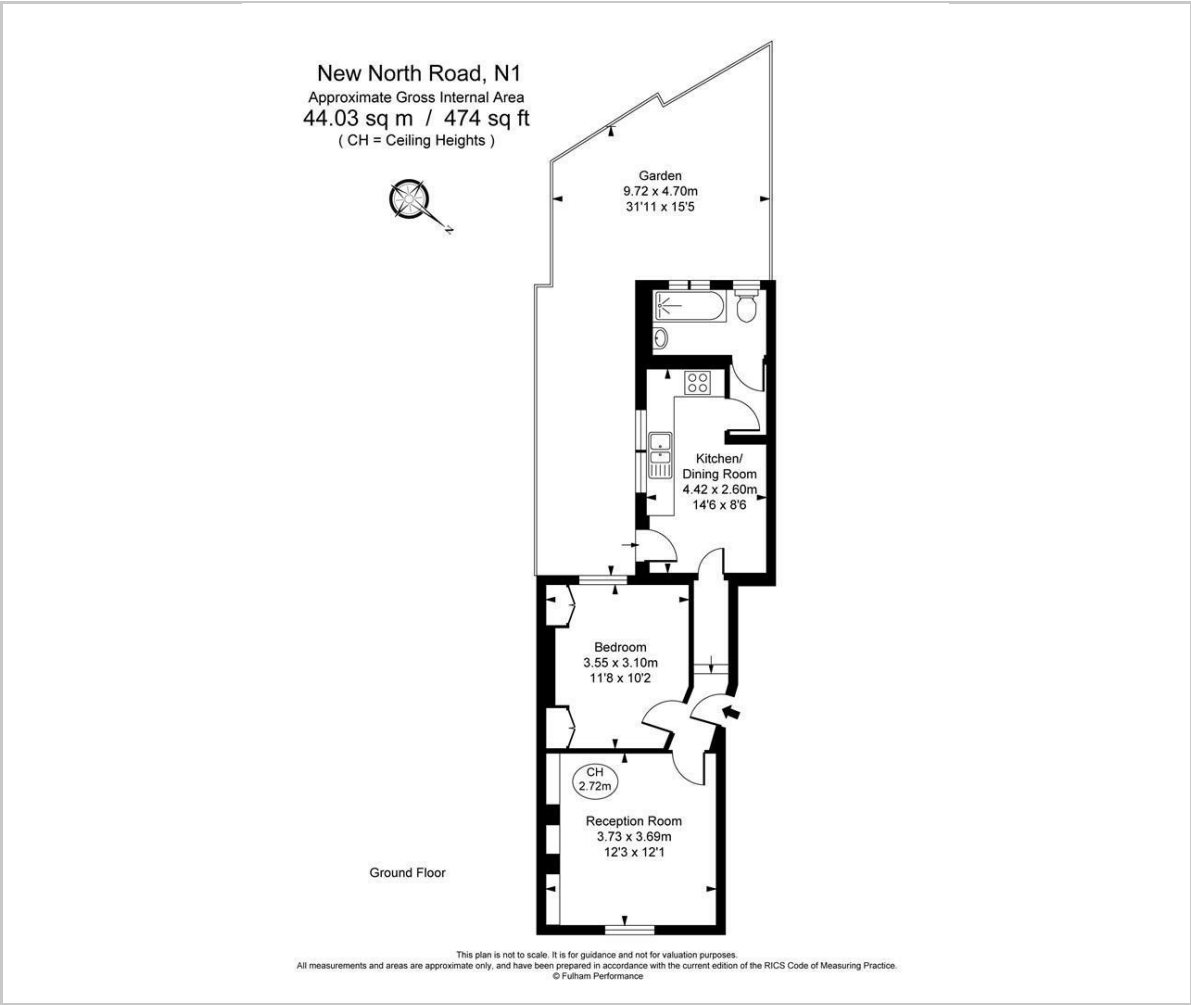




(2025/26; approx. £30 annual increase)
 Service Charge: None
 Rear Extension: Built 1992
 Central Heating: Installed 2006
 Council: London Borough of Islington
 Council Tax Band: C – approx. £1,788.28 per year (2025/26)



Floor Plan



Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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London, W1K 6LP

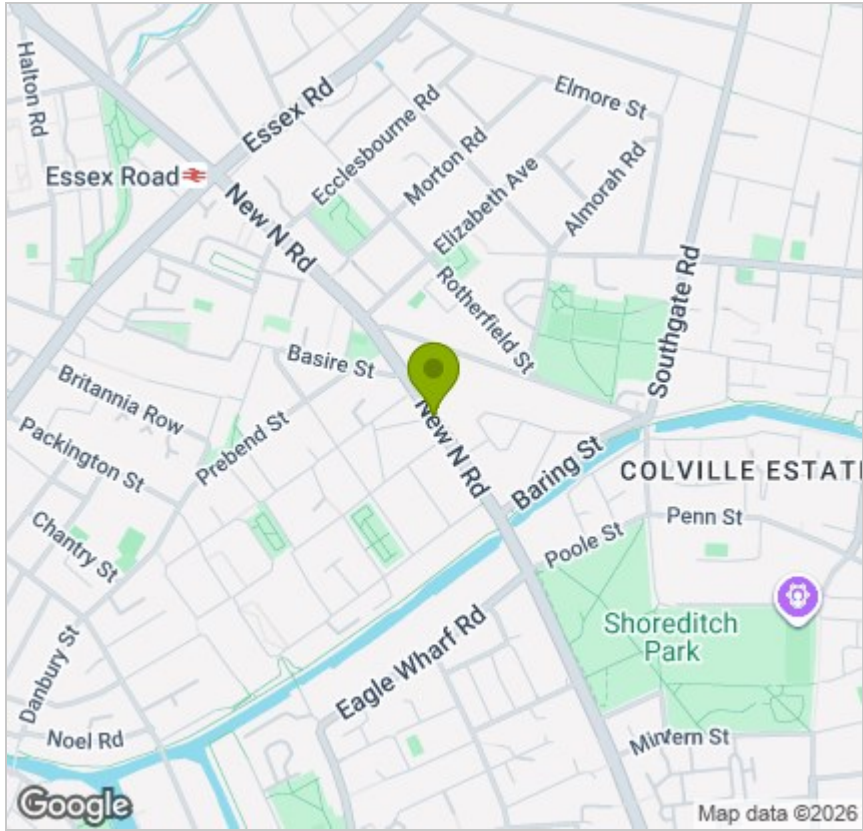


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Area Map



Energy Efficiency Graph

