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Pitfield Street, Shoreditch, N1

£400,000

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Situated in the heart of Hoxton, this spacious two-bedroom apartment offers an impressive 715 sq ft (66.5 sq m) of accommodation, presenting an excellent opportunity for buyers looking to modernise and create a home to their own taste in a highly sought-after East London location.

Positioned on the first floor of Royal Oak Court, the property benefits from generous room proportions and excellent natural light throughout. The accommodation comprises a spacious reception room, a separate kitchen, two well-proportioned double bedrooms and a family bathroom with a separate WC.

Although requiring modernisation throughout, the apartment offers fantastic potential to create a stylish contemporary home, with its practical layout and generous living space providing an excellent starting point.

Ideally located on Pitfield Street, the property is moments from the vibrant amenities of Hoxton and Shoreditch, including an excellent selection of independent cafés, restaurants, bars and boutiques. Hoxton Square, Old Street and the popular Columbia Road Flower Market are all within easy reach, while nearby transport links provide convenient access to the City and wider London.



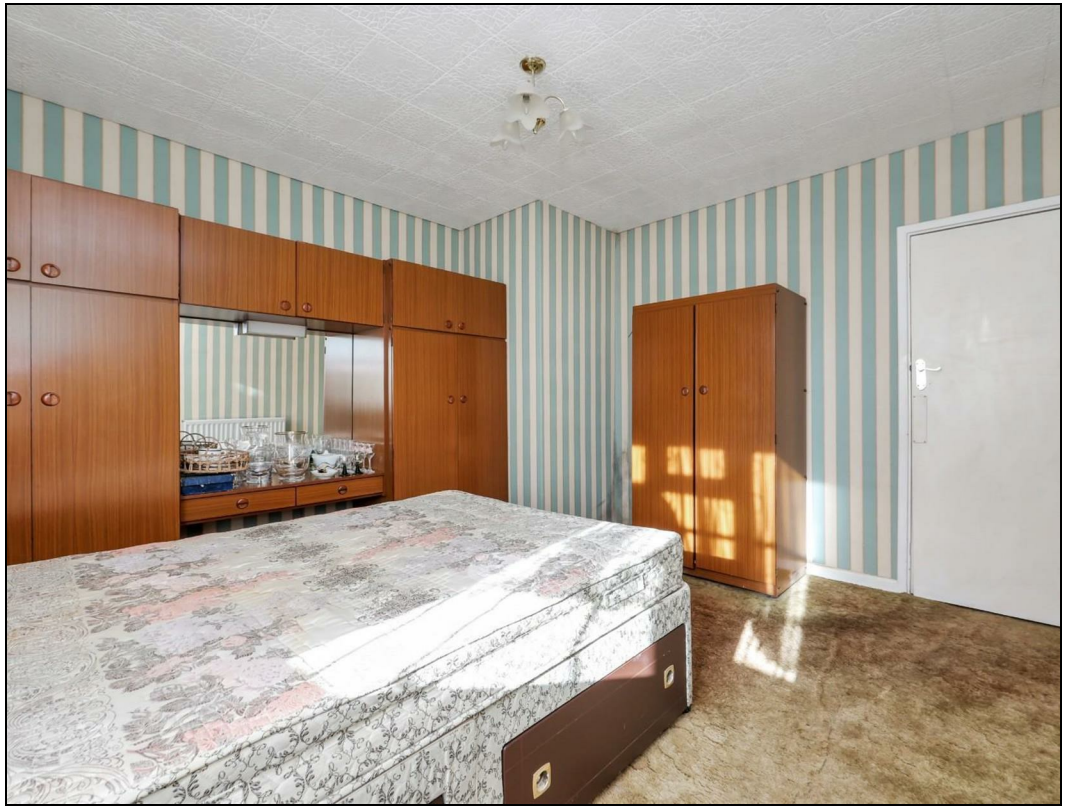
KEY FEATURES

- Spacious two-bedroom apartment
- 715 sq ft / 66.5 sq m
- First-floor position
- Two double bedrooms
- Generous reception room
- Requires modernisation
- Excellent potential to add value
- Prime Hoxton location, close to Shoreditch and Old Street



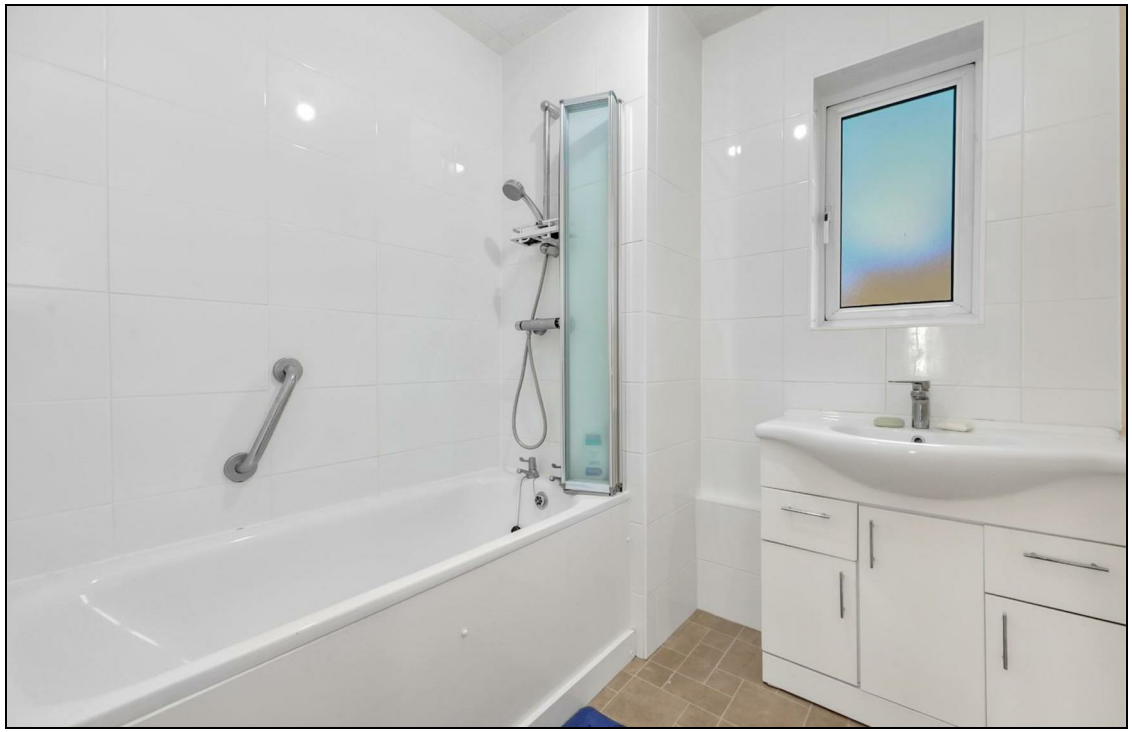








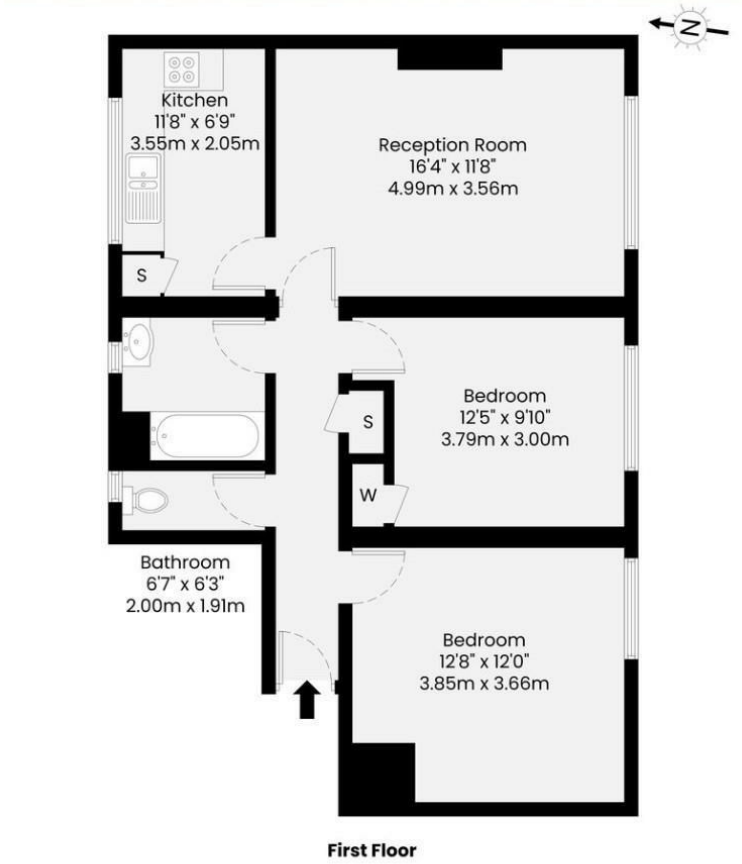




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Royal Oak Court, N1

GROSS INTERNAL AREA
66.5 sq m / 715 sq ft

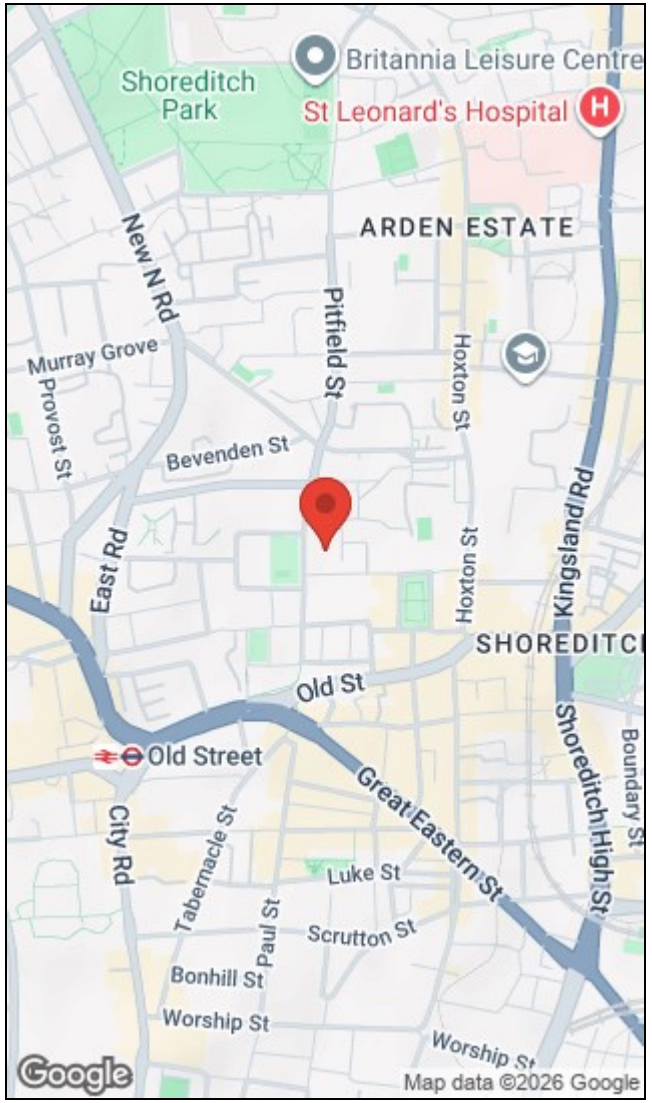


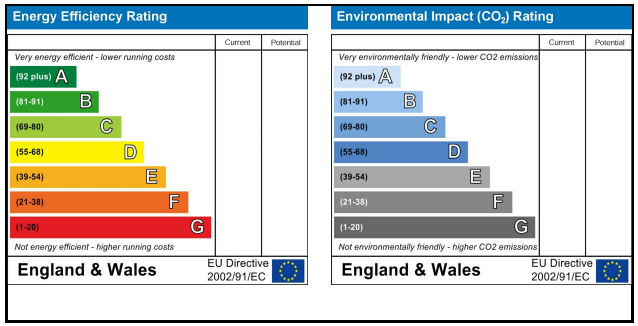
First Floor

GROSS INTERNAL AREA (GIA) The footprint of the property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
66.5 sq m / 715 sq ft	1.1 sq m / 11 sq ft	0.0 sq m / 0.0 sq ft	0.0 sq m / 0.0 sq ft

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.

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