



Hoxton Square
London, N1 6NT

£600,000


elms
ESTATES

Elms Estates are pleased to be able to offer to the market For Sale this Large Two Double Bedroom Two Bathroom Apartment with Balcony.

The property is conveniently located in East London's famous Hoxton Square with so much more on your door step such as Brick Lane, Shoreditch, Spitalfields and Columbia Road. There are also excellent transport links from Hoxton Overground Station and Old Street Tube station just moments away.

The property benefits from two double bedrooms, with an en suite to the master bedroom, a spacious lounge with access out on to the balcony, a separate fitted kitchen and bathroom. The property also includes an allocated parking space.

Hoxton Square is offered to the market on a CHAIN FREE basis and is a great opportunity to purchase in a sought-after location. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Lounge

20'4" x 9'10" (6.20 x 3.0)



Kitchen

9'2" x 8'6" (2.80 x 2.60)



Bedroom One

18'1" x 8'6" (5.51m x 2.59m)



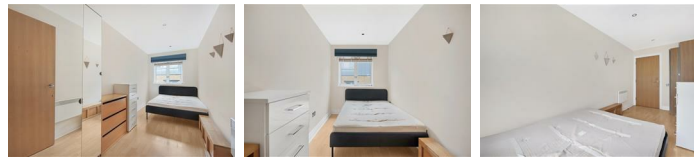
En Suite

5'11" x 5'11" (1.80m x 1.80m)



Bedroom Two

15'5" x 6'3" (4.70m x 1.91m)



Bathroom

8'10" x 5'3" (2.69m x 1.60m)



Balcony



Material Information

Tenure: Leasehold
Length Of Lease: Approx 974 Years remaining
Annual Service Charge: £2,213.45
Annual Ground Rent: £250.00
Council Tax Band: D

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas

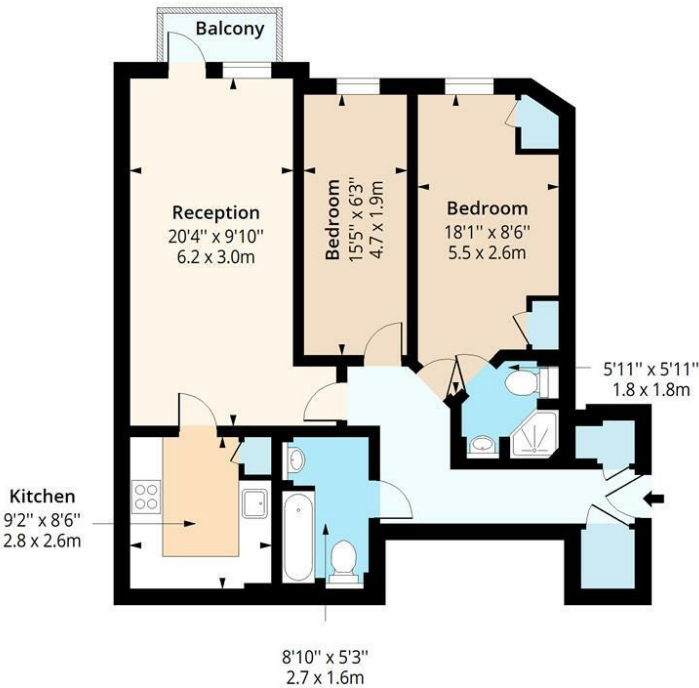
and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.





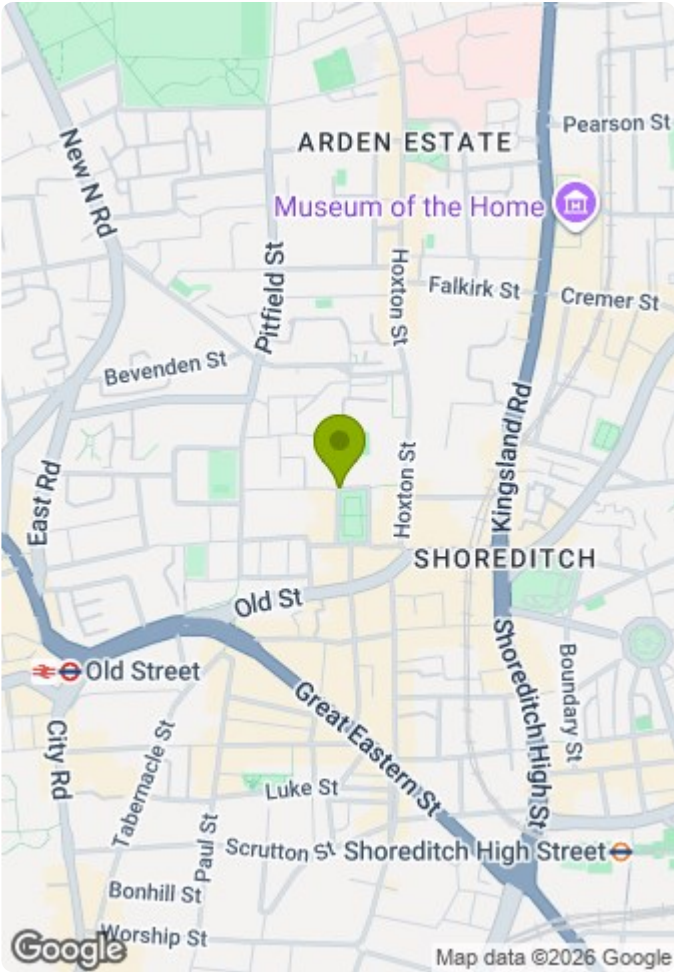
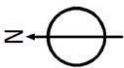
Hoxton Square, N1

Approx. Gross Internal Area 778 Sq Ft - 72.28 Sq M
Approx. Gross Balcony Area 20 Sq Ft - 1.86 Sq M



Fourth Floor

Floor Area 778 Sq Ft - 72.28 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 27/1/2026

