

PRICE GUIDE

£400,000

Provost Estate

London, N1 7QU

GUIDE PRICE: £400,000 - £425,000

Located just moments from busy Hoxton Street and the fashionable cafés, restaurants and bars surrounding Hoxton Square, this nicely presented two-bedroom flat for sale offers stylish, contemporary living in one of East London's most exciting and well-connected neighbourhoods.

The apartment has been thoughtfully arranged to provide comfortable and practical accommodation, combining a bright reception and dining space with a smart modern kitchen with built in appliances and granite worktops, two double bedrooms and a contemporary bathroom. Finished in a clean, neutral palette throughout, the property has a light and welcoming feel and provides an excellent opportunity for a purchaser looking for a home that is ready to move into and enjoy.

There is a community garden tot he front of the property which is currently being redesigned and has planting areas to grow your own vegetables.

With Hoxton, Shoreditch, Old Street and the City all within easy reach, the location is ideal for those wanting to enjoy the best of central and East London living. Whether you are looking for independent coffee shops, excellent restaurants, lively bars, galleries, green spaces or convenient transport connections, everything is close at hand.

Hoxton is also exceptionally well positioned for accessing Shoreditch, Old Street and the City. The creative and technology-focused businesses around Old Street are within easy reach, while Liverpool Street and the Square Mile can be conveniently accessed for those working in the City.

The property would make an excellent first home, London base or investment opportunity, offering well-proportioned accommodation in a location that continues to be highly sought after.

Council Tax: Band B
Leasehold: 94 years remaining
Service Charge: £2233
Ground Rent: £10 per annum

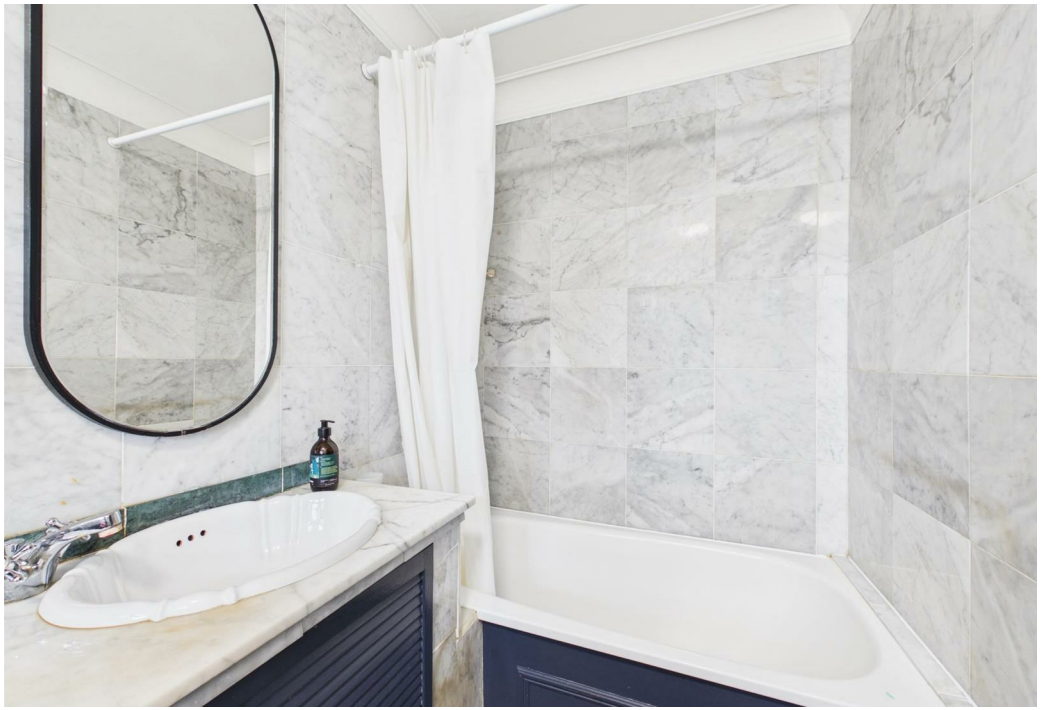


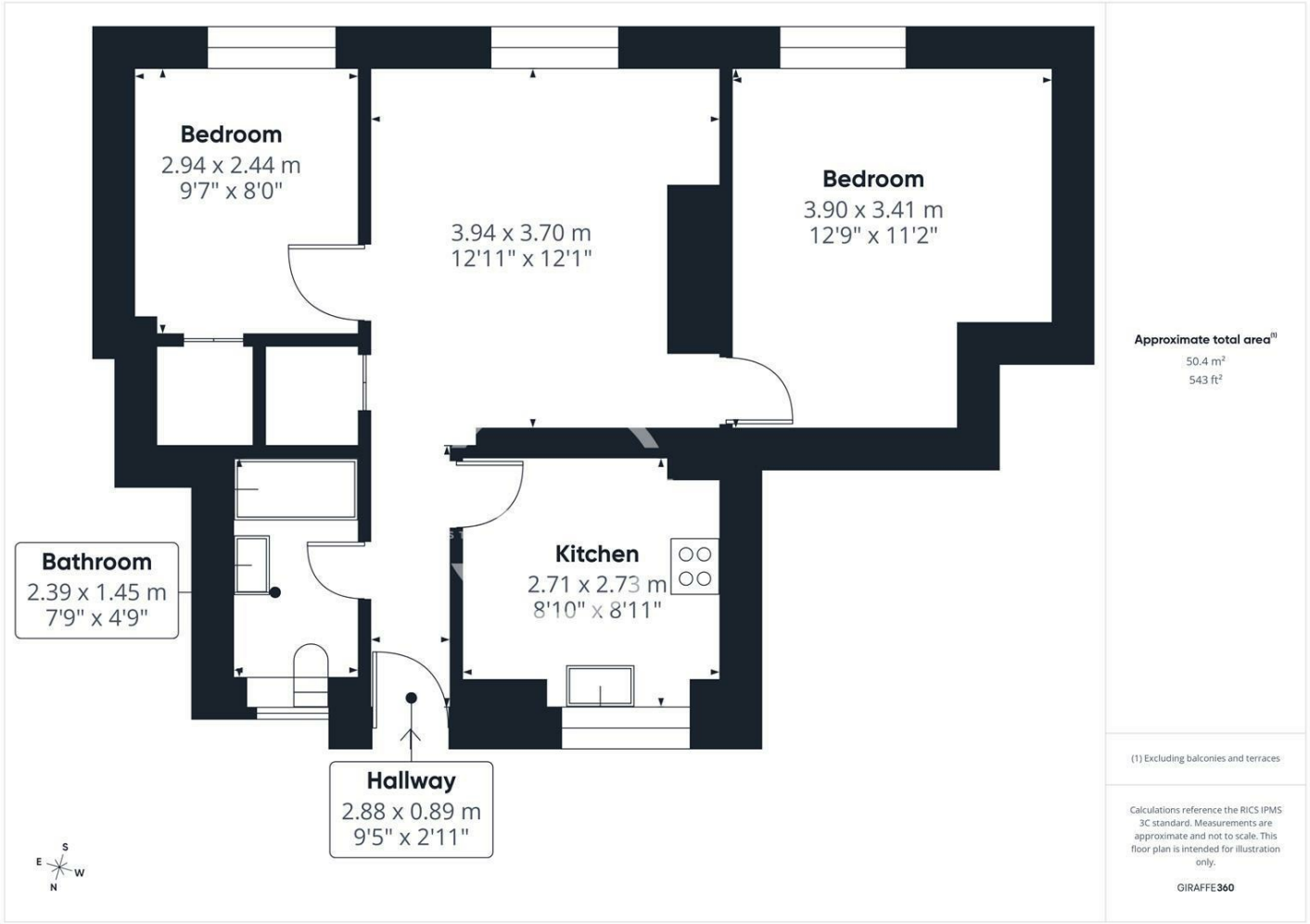


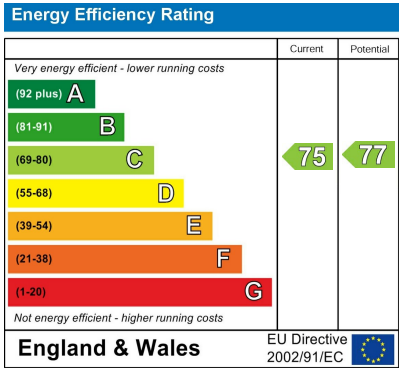












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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