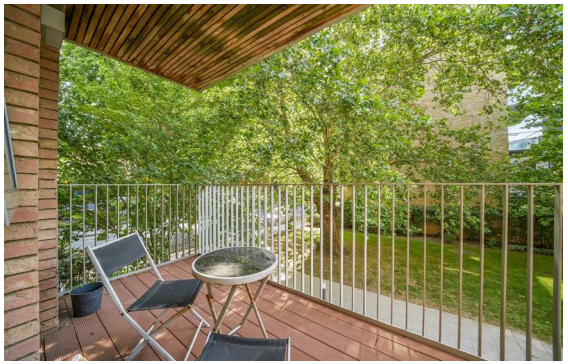

17 New North Road, , London, N1 6JB

- Luxury Two Bedroom Apartment
- Two Contemporary Bathrooms (one en-suite)
- Private Covered Balcony
- Moments From Shoreditch, Hoxton And The City
- Approximately 805 sq. ft. / 74.8 sq. m.
- Impressive 22ft Open-Plan Reception Room
- Overlooking Beautifully Landscaped Communal Gardens
- Walking Distance To Old Street, Hoxton And Angel stations

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HERE TO GET *you* THERE

£750,000

17 New North Road, , London, N1 6JB

DESCRIPTION

A stunning two double bedroom, two bathroom luxury apartment forming part of an exclusive modern development in the heart of the Shoreditch and City Fringe, perfectly positioned for easy access to Old Street, Hoxton and the City.

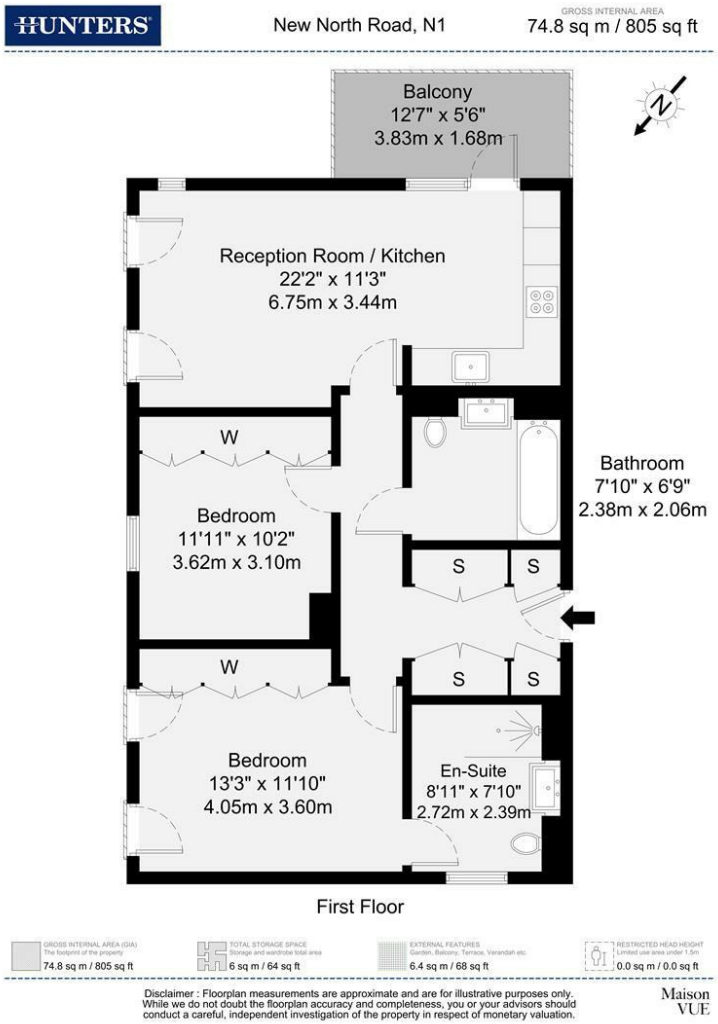
Offering approximately 805 sq. ft. (74.8 sq. m.) of beautifully presented accommodation, this impressive first-floor apartment combines contemporary design with generous proportions and an abundance of natural light throughout.

The centrepiece of the home is the superb 22ft open-plan reception room, providing ample space for both relaxing and entertaining. The stylish fully integrated kitchen sits seamlessly within the living area, while full-height doors open onto a private covered balcony overlooking the development's beautifully landscaped communal gardens, creating a wonderfully peaceful outlook rarely found in such a central location.

The spacious principal bedroom benefits from fitted wardrobes and a luxurious en-suite shower room, while the second generous double bedroom is served by a modern family bathroom. Excellent built-in storage throughout the apartment adds to its practicality.

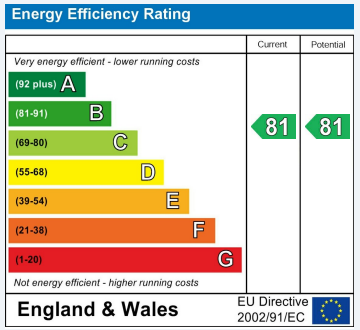
Residents enjoy access to attractive communal gardens, creating a tranquil environment just moments from the vibrant amenities of Shoreditch, Hoxton and Old Street.

Ideally located within walking distance of Old Street, Hoxton and Angel stations, the property offers exceptional connectivity to the City, Canary Wharf and the West End. Shoreditch Park, Regent's Canal, Upper Street, Columbia Road Flower Market and an outstanding selection of cafés, restaurants, bars and independent boutiques are all close by.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact shoreditch@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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