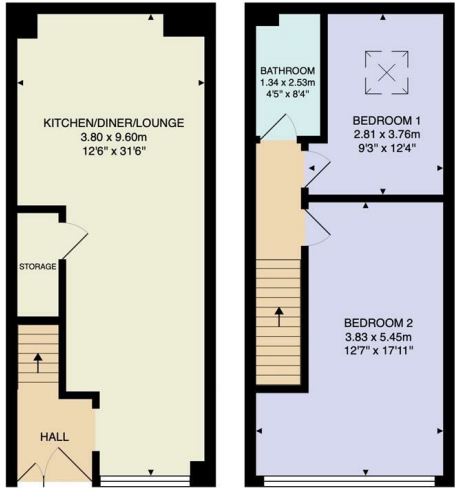




Kitchen/lounge/diner
12'5" x 31'5"

Storage

Bedroom
12'6" x 17'10"

Bedroom
9'2" x 12'4"

Bathroom
4'4" x 8'3"

Total Area: 74.5 m² ... 802 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



MILL ROW, HACKNEY

£700,000 Freehold

2 Bed House - End Terrace

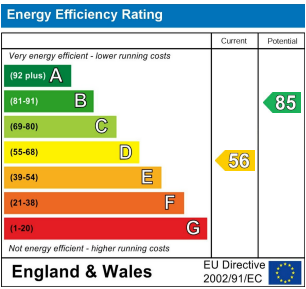
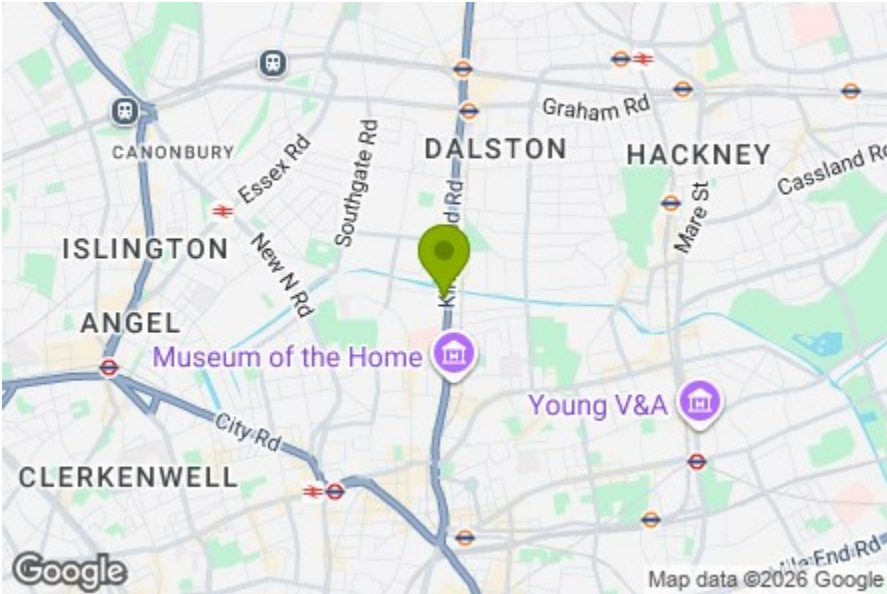


Features:

- Freehold End of Terrace House
- Two Double Bedrooms
- Potential to Develop STP
- Well Presented
- Central Hoxton N1 Location

A rare unicorn of a two bedroom house in the heart of Hoxton, offering 800 square foot of space. With two double bedrooms, a fabulously generous open plan reception and kitchen, and a covetable cobbled mews style location off Kingsland Road, this is a remarkable find and the perfect East London pad.

You're right around the corner from Regent's Canal, down the road from Dalston, and surrounded by the essence of East London in bars, shops and parks. You can always enjoy the round-the-clock buzz of this famously vibrant neighbourhood before walking back to your hidden home tucked away in a quiet spot. Just the best of all worlds.



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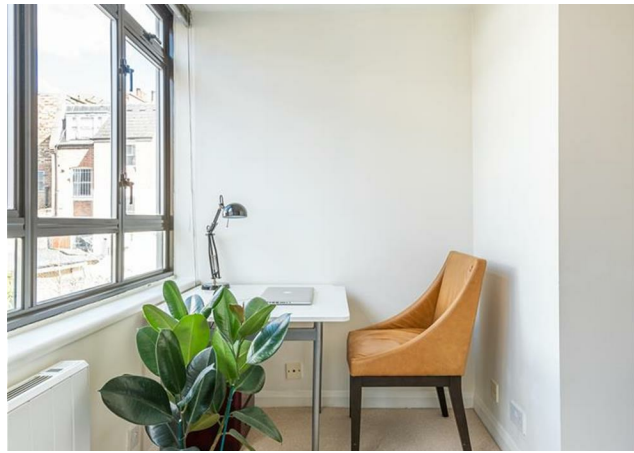
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0203 143 1433



IF YOU LIVED HERE

You'll step into your duck egg blue hallway, see the carpeted stairs ahead and turn right into your huge 370 square foot kitchen/diner/reception. There's grainy engineered flooring underfoot and bright white walls. Your kitchen hugs one wall, with a wealth of pine toned units. Industrial style windows fill the wall to the front and there's plenty of built in storage

Upstairs you'll come first to your pristine white bathroom, neatly tiled with shower over the tub and a vanity sink. Next to that is your first bedroom, 115 square foot with soft carpet underfoot and a large skylight to the ceiling. Lastly there's your mighty master bedroom of 200 square foot, with more of the same carpet underfoot, tons of natural light and a corner just right as a study space or dressing area.

You're only eight minutes on foot from Hoxton Overground, enviably situated in Zone 1. From here you'll be whisked to Highbury & Islington (where you can hop onto the Victoria Line) in

a mere nine minutes, or Shoreditch High Street in just three. Islington and Hackney are both walkable at a mile and a half away, while Shoreditch, Old Street and the City are around a twenty minute stroll, or straightforward cycle, down Kingsland Road.

WHAT ELSE?

- Just three minutes away is the incredible Otherworld arcade, where you can book a choice of mindbending virtual reality experiences, then re-enter the real world with a cocktail.
- Your new local is Signature Brew Haggerston, an arches taproom and venue serving beer straight from the brewery with a brilliant programme of events.
- You're a six minute stroll from Shoreditch Park, where you can try your hand at volleyball or attempt to climb the boulder, or just relax in the calm green space.



A WORD FROM THE OWNERS....

"We've loved living here, experiencing the true essence of the most vibrant area of East London and the City, while staying on a very quiet and safe one way cobbled residential street. We can walk/bike to the City/Old Street for work and then return home for all the amazing vintage shops, cafes and bars surrounding us. Favourites include the celebrity hotspot Towpath Cafe on the canal, the best cardamom buns at the Scandi bakery Fabrique, scrumptious honey tahini brioches at the Better Health Bike & Bakery and delicious Japanese ramen/cakes at Mokomade Cafe, Tonkotsu and Toconoco. The nearby Museum of the Home is fascinating and there are always amazing finds at Columbia Road Flower and Broadway Markets. We've then worked off all the eating by doing a picturesque jog along the canal or at one of the many parks around us!

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