



Thoresby Street, Shoreditch, London, N1 7TN

- One Bedroom Apartment
- Centrally Located
- Private Balcony
- Double Glazed Windows
- First Floor
- Low Service Charge
- Chain Free
- Gas Central Heating

£300,000



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DESCRIPTION

Positioned on the first floor of a small, well-maintained purpose-built block, this smart and compact one-bedroom apartment is all about location, lifestyle and convenience.

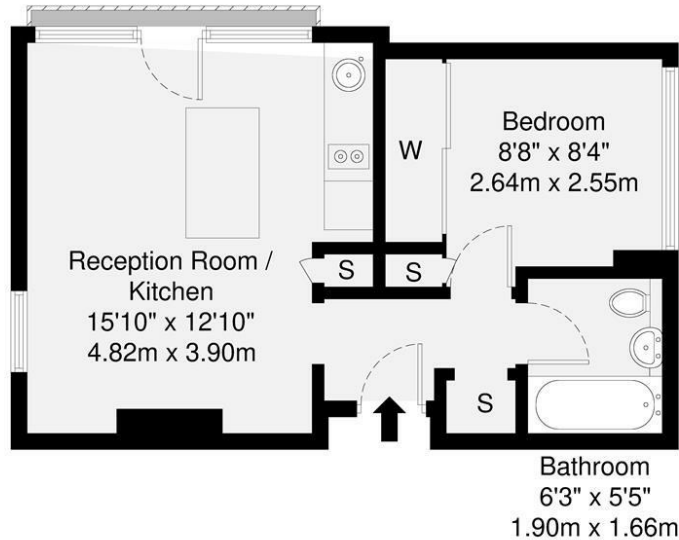
The property offers a bright reception room with direct access to a private balcony – ideal for a morning coffee or unwinding after work. The layout is efficient and well-proportioned, with a separate bedroom, fitted kitchen and bathroom, making it a perfect first home, pied-à-terre or investment purchase.

What truly sets this apartment apart is its exceptionally central setting. Thoresby Street places you moments from superb transport connections, making commuting across London effortless. You're within easy reach of Old Street Station, Angel Station and Essex Road Station, connecting you quickly to the City, the West End and beyond.

The surrounding neighbourhood is packed with character and energy. From the independent cafés and buzzing restaurants of Upper Street to the creative vibe of Shoreditch and the greenery of Regent's Canal, everything you could want is within walking distance. Whether it's brunch, late-night dining, artisan coffee or a quick gym session before work, it's all on your doorstep.







First Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 36.1 sq m / 388 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.7 sq m / 29 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.7 sq m / 7 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.9m 0.0 sq m / 0.0 sq ft
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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.

Maison VUE

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

