HOBBS PLACE ESTATE, LONDON, N1

2 BED APARTMENT

£425,000
LEASEHOLD

A well-proportioned two-bedroom apartment situated within Clinger Court, part of the established Hobbs Place Estate very close to Shoreditch Park, N1. Offered at £425,000, this property represents an excellent opportunity for first-time buyers and investors seeking strong value in a great location.

The apartment offers bright and practical living accommodation, comprising a spacious reception room, a separate fitted kitchen, two well-sized bedrooms, and a modern bathroom. Large windows provide excellent natural light throughout, creating a bright and comfortable living environment.

The layout is well balanced, with clearly defined living and sleeping areas, making the property ideal for professional sharers, couples or small families. The apartment also benefits from good storage and well-maintained communal areas.

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Clinger Court, Hobbs Place Estate, London, N1

Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale

Bedroom 1
11'10 (3.61)
x 9'10 (3.00)

Bedroom 2
11'10 (3.61)
x 9'3 (2.82)

Reception Room
11'10 (3.61)
x 11'4 (3.45)

Kitchen
13' (3.97)
x 9'8 (2.95)

SIXTH FLOOR
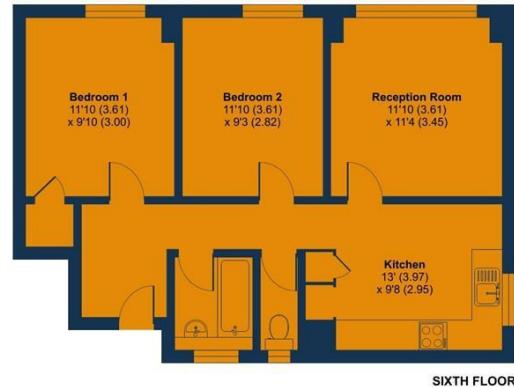
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hemmingfords Property Limited. REF: **1416643**

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Map data ©2026
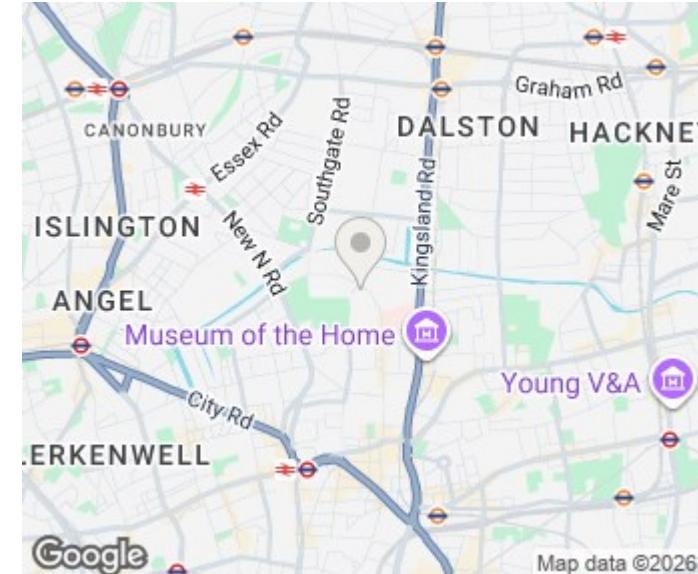
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 79

England & Wales — EU Directive 2002/91/EC

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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