



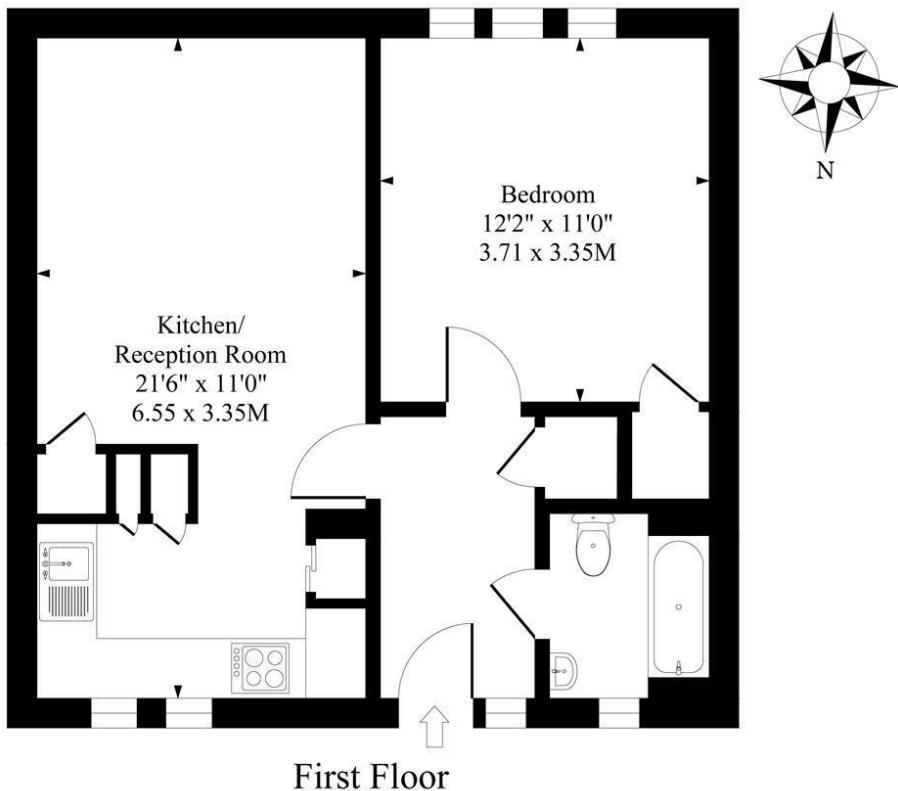
## Buckland Court St. John's Estate London

**£385,000  
LEASEHOLD**

In the heart of Hoxton, this one-bedroom flat occupying the first floor of a 1960s purpose-built block has been beautifully designed throughout. Sandwiched between the urban oasis that is Shoreditch Park and the bustle of Old Street, is this light-filled one-bedroom apartment that has been completely renovated to create a carefully considered contemporary home.

Buckland Court may be located within Zone 1, but its proximity to parks and Regent's Canal means the choice between an urban adventure or a nature-fuelled detox is yours to make. From Michelin stars to pop-up markets, there is an abundance of eating and drinking options moments from the front door, and when it comes to public transport and safe cycling routes, you are also spoilt for choice.





First Floor

Approximate Gross Internal Area 496 Sq Ft - 46.07 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy.

However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale



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		
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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