



HUNTERS[®]
HERE TO GET *you* THERE



Crondall Court, Hoxton, NI

£350,000

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Set on the third floor of an attractive purpose-built development, is a bright and generously proportioned one bedroom apartment extending to approximately 483 sq ft. The property offers well-balanced accommodation throughout and is ideally positioned within the ever-popular St. John's Estate in the heart of NI.

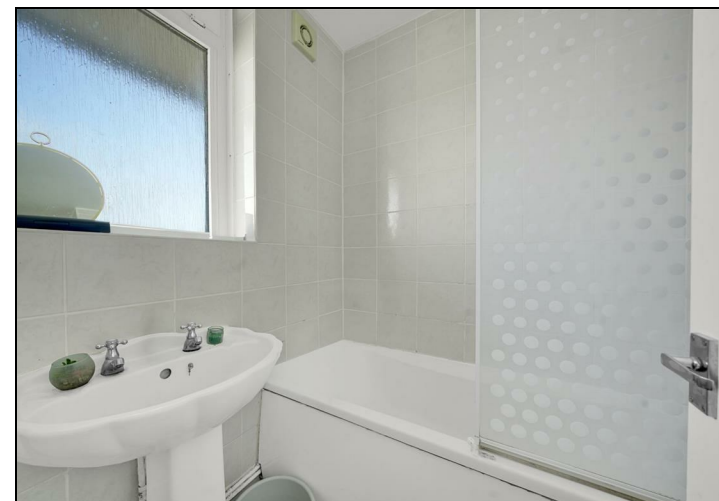
Flooded with natural light from large windows, the spacious reception room provides an inviting living and dining space with ample room for both relaxing and working from home. The separate kitchen is well laid out with plenty of storage and workspace, while the substantial double bedroom offers excellent proportions and a calm, airy feel. A modern bathroom and additional built-in storage complete the accommodation.

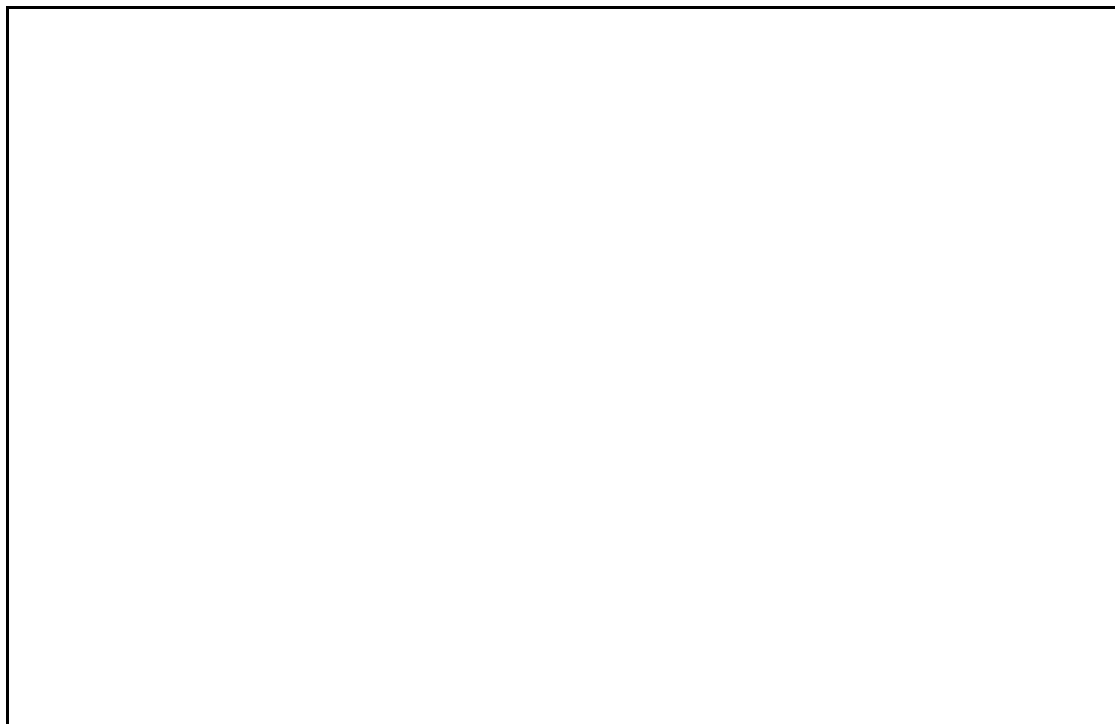
The apartment enjoys a clean, contemporary aesthetic throughout, with neutral décor, wood flooring and an abundance of natural light enhancing the sense of space. The well-maintained block sits within an attractive setting in this established residential estate.

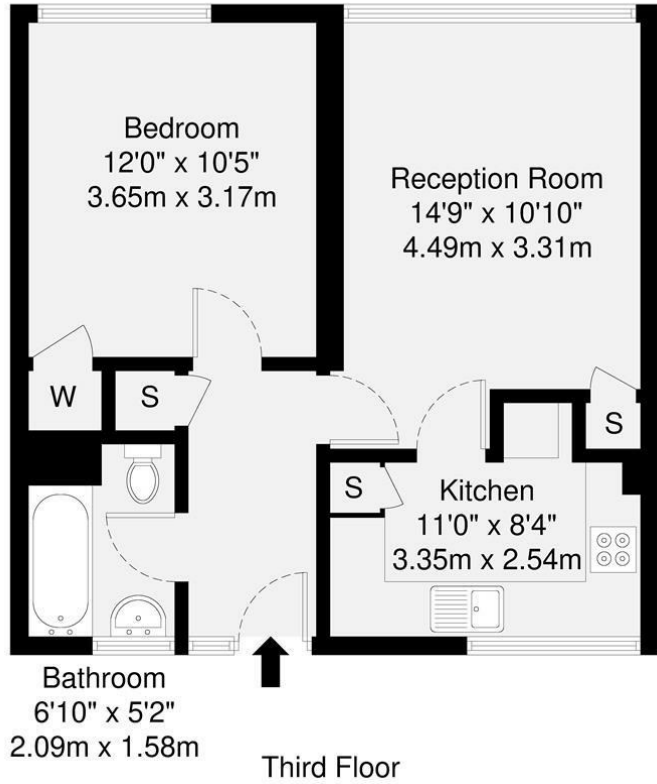
Crondall Court is enviably located moments from the vibrant amenities of Upper Street, Shoreditch and Hoxton, with a superb selection of independent cafés, restaurants, bars and boutiques all within easy reach. Excellent transport links are nearby, including Angel, Old Street and Hoxton stations, providing swift access across the City, West End and beyond. The green open spaces of Shoreditch Park and Regent's Canal are also close at hand, making this an ideal home for first-time buyers, professionals or investors alike.

KEY FEATURES

- One Bedroom Apartment
 - Approx. 483 sq ft
 - Third floor
- Excellent Natural Light
- Close to Angel & Hoxton
 - Chain Free





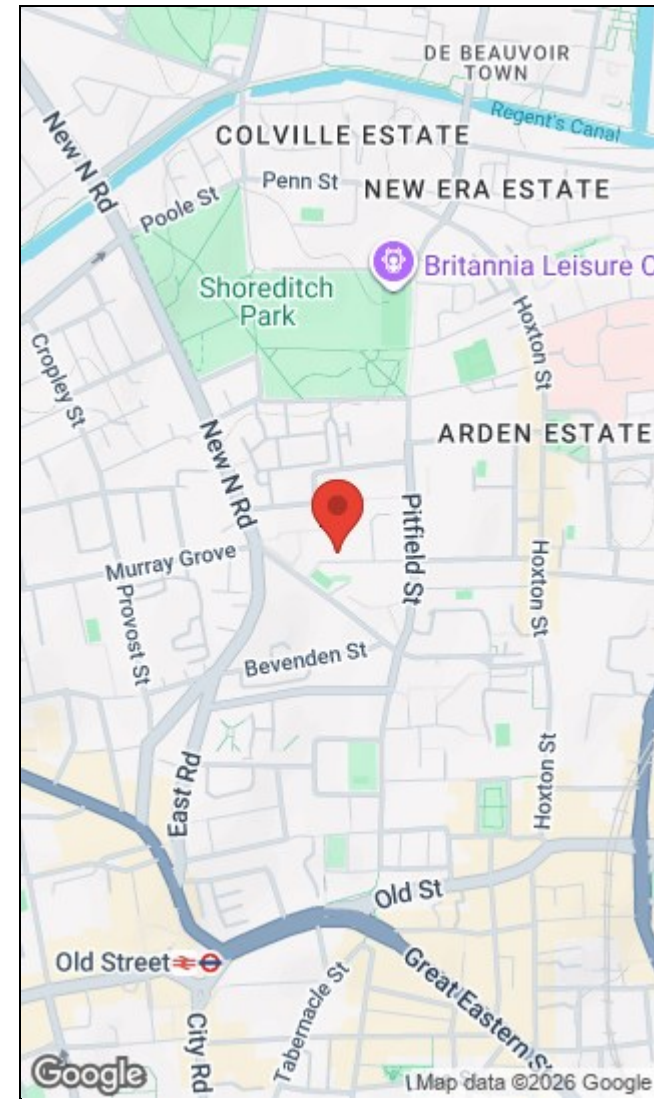


Third Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 44.9 sq m / 483 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.6 sq m / 17 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 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



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		
	67	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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