



Bathroom  
6'6" x 6'10"

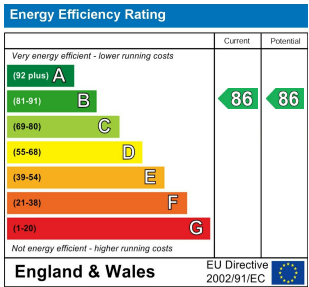
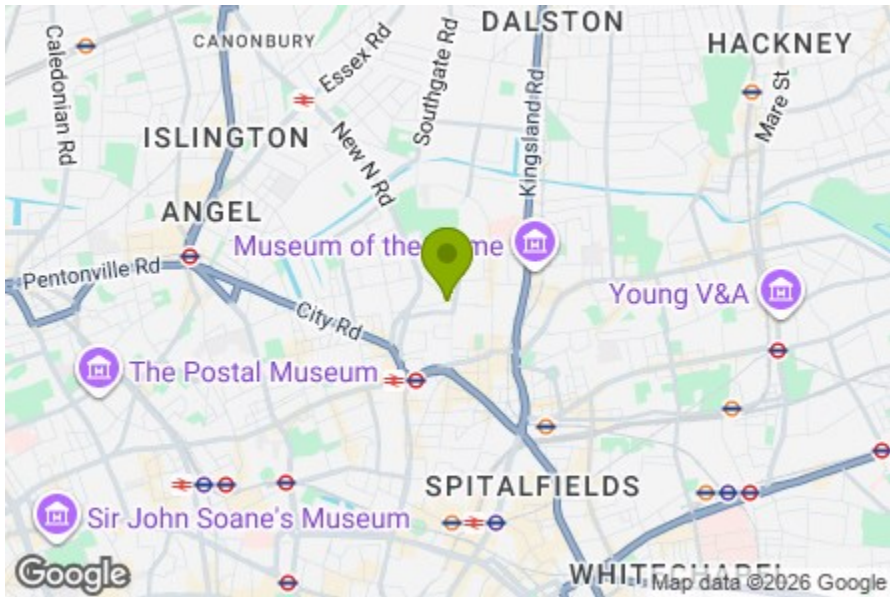
Reception Room / Kitchen  
11'10" x 20'7"

Bedroom  
10'11" x 12'4"

Balcony

Utility Room  
3'0" x 7'1"

Total Area: 50.1 m² ... 539 ft² (excluding balcony)  
All measurements are approximate and for display purposes only



## BEVENDEN STREET, HOXTON

Offers In Excess Of £600,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Apartment
- Beautifully Presented
- Communal Garden
- Roof Terrace
- Private Balcony
- Second Floor
- Open plan living
- Utility Room
- Short walk to Old Street Station
- Moments from Hoxton

Tucked between Old Street and Hoxton, this beautifully presented one bedroom apartment enjoys a sought-after N1 location with independent cafés, restaurants and green spaces all close at hand. Set on the second floor of a contemporary development, it also benefits from a private balcony, access to a communal garden and a shared roof terrace.

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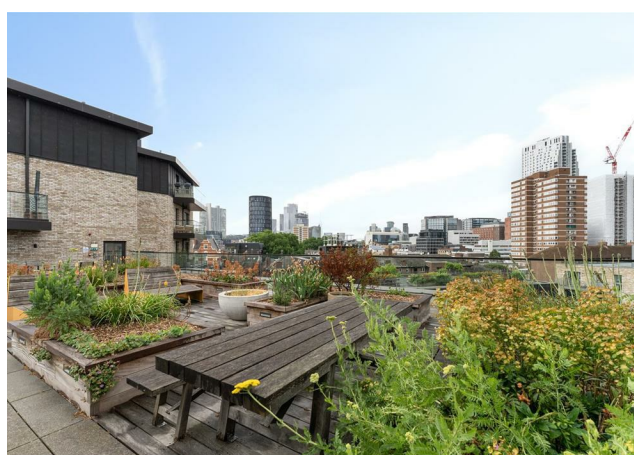
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## IF YOU LIVED HERE...

Step inside and you'll find a thoughtfully arranged home with a calm, contemporary feel throughout. The heart of the apartment is the open plan kitchen, dining and living space, where generous glazing draws in plenty of natural light and creates a bright, welcoming setting for everyday life. The kitchen is neatly integrated into the room, with sleek cabinetry and ample worktop space, while the living area flows naturally towards the private balcony, offering a pleasant spot to sit outside and enjoy the leafy outlook.

The double bedroom is a comfortable and

well-proportioned retreat, finished in soft, neutral tones and served by a smart family bathroom featuring both a bath and separate shower. A separate utility room provides valuable practical storage and keeps laundry neatly tucked away from the main living areas.

Beyond your front door, residents can enjoy the well-kept communal garden as well as a spacious roof terrace with far-reaching views across the surrounding neighbourhood. With Hoxton moments away and Old Street Station within a short walk, you'll be perfectly placed to enjoy some of East London's most vibrant destinations while still having a peaceful home to return to.



## WHAT ELSE?

- Regent's Canal is within easy reach, providing scenic walking and cycling routes towards Angel, Victoria Park and Broadway Market.
- Hoxton Square and Shoreditch are packed with independent cafés, restaurants, galleries and bars, giving you endless options for weekends and evenings out.
- Old Street Station is a short walk away, offering Northern line and National Rail connections across London and beyond.

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