

hotblack desiato

ESTATE AGENTS

UNIT 3 - HOXTON STREET, N1 5JX

£700,000



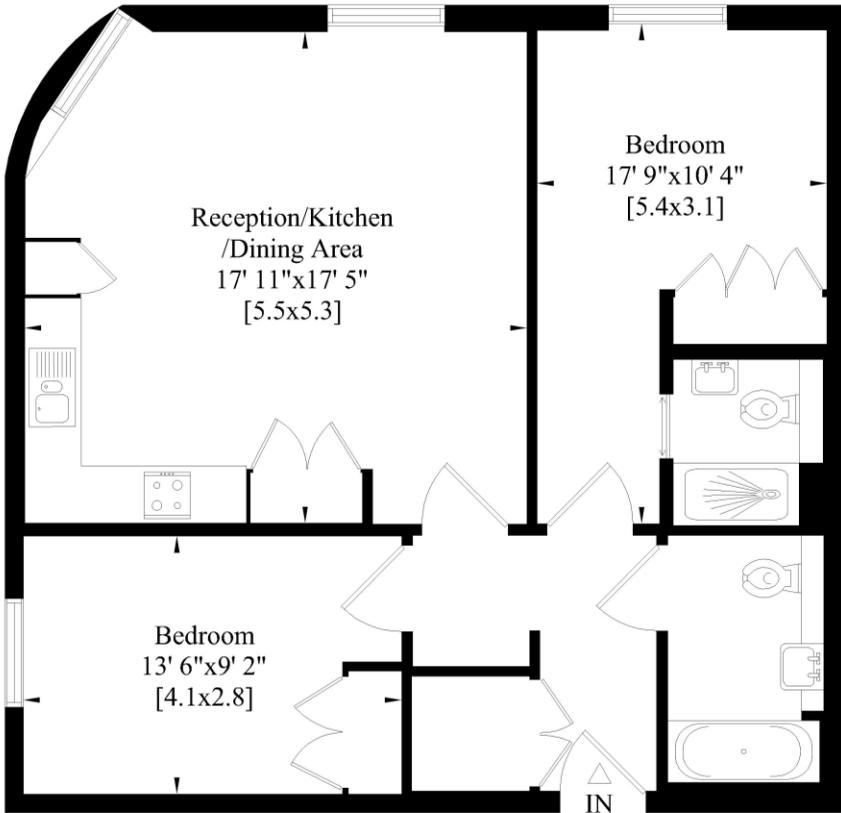
Set at the top of Hoxton Street is this small boutique contemporary development by City & Suburban Homes comprising of just five apartments converted from a former Public House. These apartments have been refurbished to a high standard throughout offering well-proportioned living spaces full of natural light. Each apartment offers well-proportioned accommodation full of natural light with hard wood flooring throughout. They have fully fitted kitchens with soft touch units, natural stone work surfaces and Bosch Appliances. They have been fitted with intelligent lighting systems and a Sonos sound system. Hoxton Street is one of the most thriving, trendy and vibrant locations with the diversity and culture of Hoxton and Shoreditch a short walk in one direction and the peace and tranquillity of Shoreditch Park and the Regents Canal are in the other. There will never be a dull moment with such a vast selection of buzzing nightlife, cool coffee houses and much more.

- SONOS SOUND SYSTEM THROUGHOUT THE FLAT
- MIELE APPLIANCES
- WIRED FOR CAT 6 AND SATELLITE
- KHARS WOOD FLOORING
- CUSTOM BUILT FITTED WARDROBES
- CORIAN KITCHEN WORKTOPS
- Leasehold (125 Years Remaining)
- Service Charge: £952.50 PA
- Ground Rent: £400 PA
- Council Tax: £1,150.59 (Band C)
- Approx. Sq Ft: 762 sq ft
- Rental Estimate: £550 Per Week

Selection of photographs from a show flat, which might not be images of this particular property.

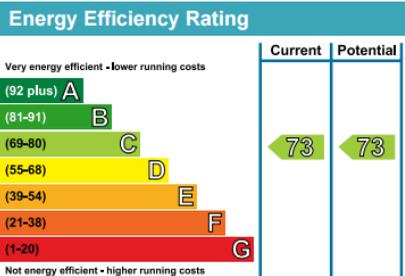


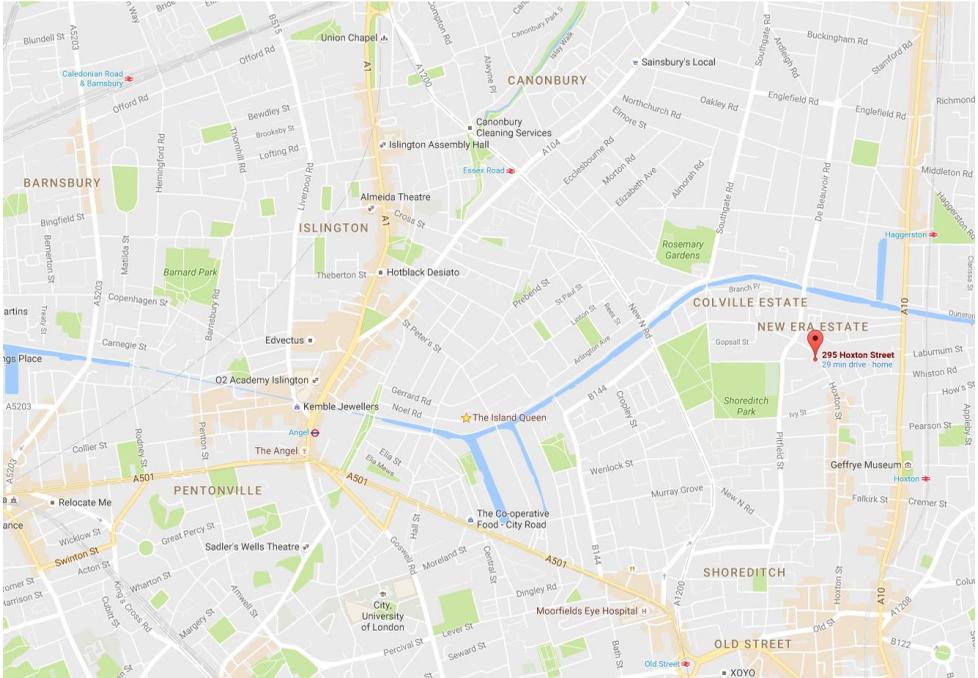
Hoxton Street N1
 Gross Internal Area:
 71 Sq. metres
 762 Sq. feet



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale. © www.steel.london - Email: Info@steel.london - Tel: 07847 219401

First Floor





TRANSPORT LINKS

Hoxton (Overground) is a 10 minute walk away.

Haggerston (Overground) is an 11 minute walk away.

Old Street (Northern Line) is a 16 minute walk away.

There are numerous bus routes that run through the area, including 394, 67, 149 and 242.

Islington Office
314 Upper Street
London N1 2XQ

Camden Office
67 Parkway
London NW1 7PP

Highbury Office
2 Highbury Park
London N5 2AB

Archway Office
31 Junction Road
London N19 5QT

T 020 7226 0160

E Islington.sales@hotmail.co.uk

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