



Bright one bedroom apartment in a converted public house.

Bevenden Street, London, N1

O.I.E.O £425,000 Leasehold (113 years remaining)

savills

• **One bedroom • One bathroom • Reception room**

- Period conversion • EWS1 form in place
- Close to transport links • High ceilings throughout
- Sash windows • Recently appointed bathroom

About this property

A bright one bedroom apartment positioned on the first floor of a former public house.

The apartment has high ceilings throughout with excellent natural light coming through the sash windows. There is an open-plan lounge and kitchen and a double bedroom with fitted wardrobe. The recently appointed bathroom suite connects to both the bedroom and hallway.

The building was developed into apartments in 2010 and is popular with City professionals. A recent EWS1 form has been conducted in connection with the fire safety and no remedial works were recommended.

Local information

Bevenden Street is a minor street connecting New North Road and East Road. The building is located approximately 570 yards from Old Street Station and approximately 690 yards from Hoxton Station.

The local area offers a huge variety of restaurants, coffee shops and amenities. Nearby, Pitfield street has enjoyed a recent resurgence with a number of new business thriving along side the recently opened cinema.

Tenure

Leasehold (113 years remaining)

Local Authority

Hackney

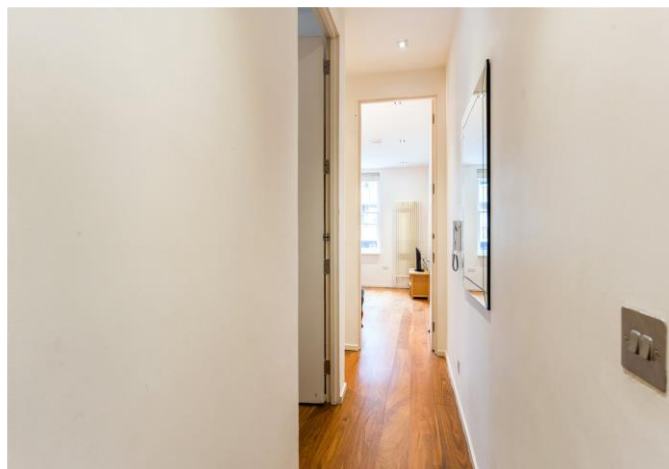
Energy Performance

EPC Rating = C

Viewing

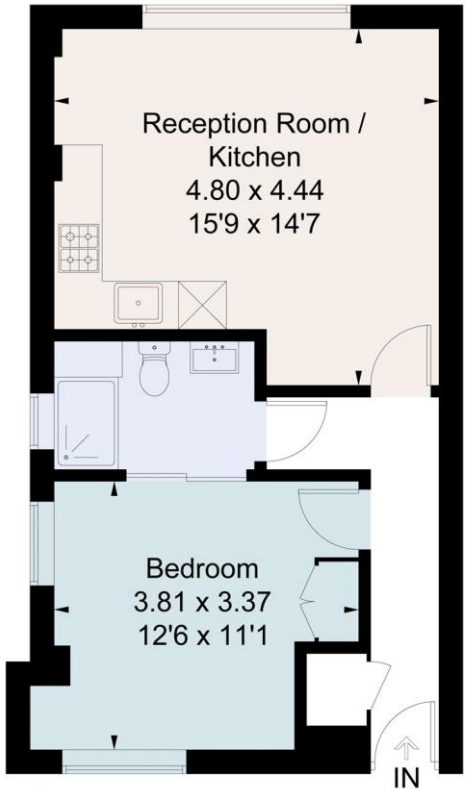
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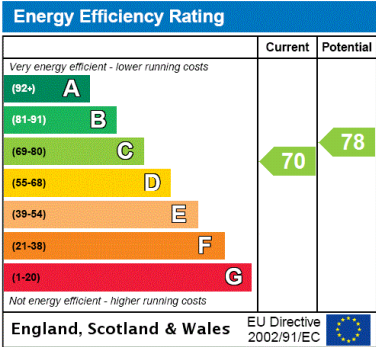
Bevenden Street, London, N1
Gross Internal Area 477 sq ft, 44.3 m²

Approximate Area = 44.3 sq m / 477 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
For identification only. Not to scale.
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First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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