



Desirable two bedroom apartment on Hoxton Square.

Hoxton Square, Hoxton, London, N1

Guide Price £650,000 Leasehold (Lease Expiry May 3000)



• **Two bedrooms • Two bathrooms • Reception room**

- Second floor apartment • Lift and day porter
- Wide range of transport links • Offered chain free
- Positioned to the rear of building

About this property

A desirable two bedroom, two bathroom modern apartment located on Hoxton Square.

The apartment is on the second floor of a modern, purpose built block and is approximately 659sqft with two double bedrooms and two bathrooms. The kitchen is accessed directly from the lounge and there is a private balcony which looks out to the rear of the block.

Hoxton Square is believed to be one of the oldest Squares in London and the buildings around it are a mixture of restaurants, offices and apartments.

Local Information

Hoxton Square is located just North of Old Street, West of Pitfield Street and East of Kingsland Road.

The closest stations are Old Street 590 yards, Hoxton 600 yards and Shoreditch high street 820 yards. Liverpool Street and Moorgate are both 0.7 miles away.

The local area is one of the most vibrant and exciting pocket of London full of restaurants and coffee shops and superb transport links to get around London.

All distances are approximate. Source: Streetcheck.co.uk



Tenure - Leasehold (Lease Expiry May 3000)

Local Authority - Hackney Borough Council, London

Council Tax - Band = D

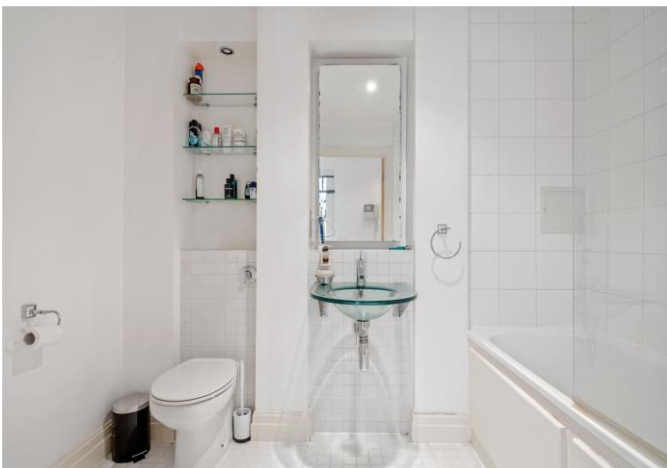
Ground Rent - £2750 per annum

Service Charge - £200 per annum

Energy Performance - EPC Rating = C

Viewing - All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office. Telephone: +44 (0) 207 578 6200.



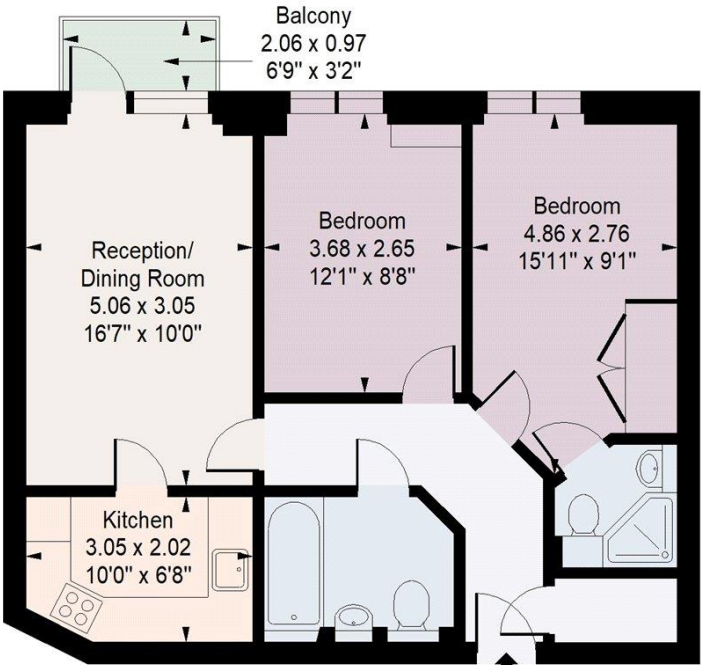


Hoxton Square, Hoxton, London, N1
Gross Internal Area 659 sq ft, 61.2 m²

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Hoxton Square, N1
Approximate Gross Internal Area = 659 sq ft / 61.22 sqm
Approximate Balcony Area = 21 sq ft / 1.95 sqm



Second Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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