



Two bedroom modern apartment with exclusive access to three terraces.

Hoxton Square, London, N1

Offers in excess of £850,000 Leasehold (Lease Expiry January 2133)



Access to three roof terraces • Two bedrooms, two bathrooms •
Apartment located between Old Street and Street Hoxton
Square • EWS1 compliant • Third floor apartment with lift

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 560 yards, Hoxton 690 yards and Shoreditch high street 680 yards. Liverpool Street and Moorgate are both 0.6 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

About this property

A wonderful two bedroom apartment located in one of the most sought after addresses in Shoreditch.

Located on the third floor of a cutting edge modern apartment block, the property is approximately 715 sqft internally with two bedrooms, two bathrooms and exclusive access to three roof terraces; one off each bedroom and one off the open plan lounge and kitchen.

Please note, whilst the seller has sole access to all three terraces, one is demised formally on the lease and the remaining two are accessed with the permission of the landlord. Further information is available on request.

Tenure

Leasehold (Lease Expiry January 2133)

Local Authority

Hackney

Council Tax

Band = D

Ground Rent

£300 per annum (Automatically escalates to £350 per annum after the first 40 years of lease)

Service Charge

£2285.64 per annum

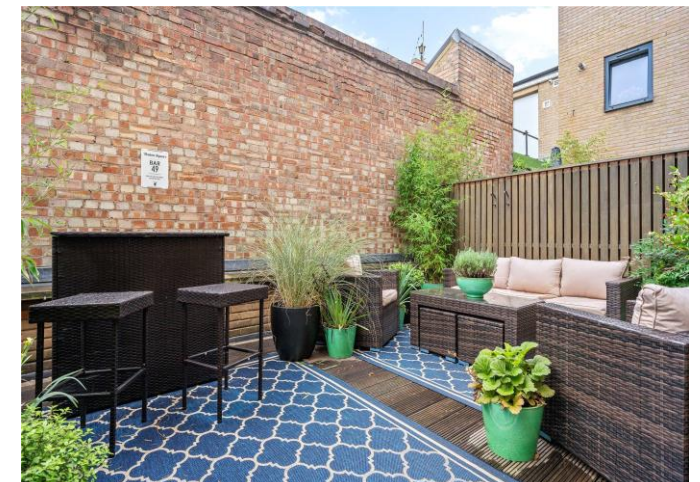
Energy Performance

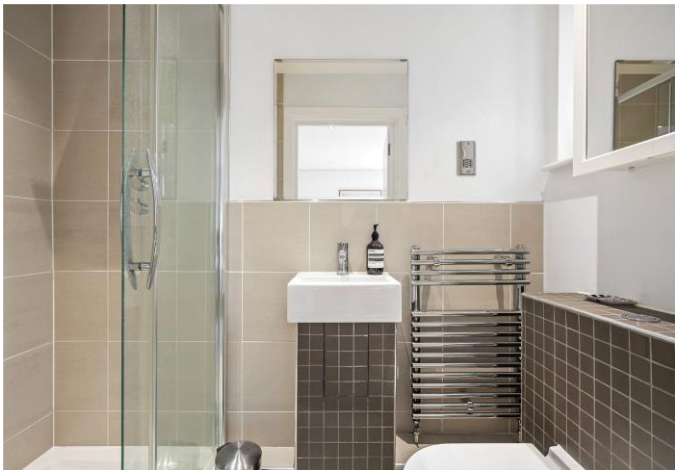
EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.

Telephone: +44 (0) 207 578 6200.



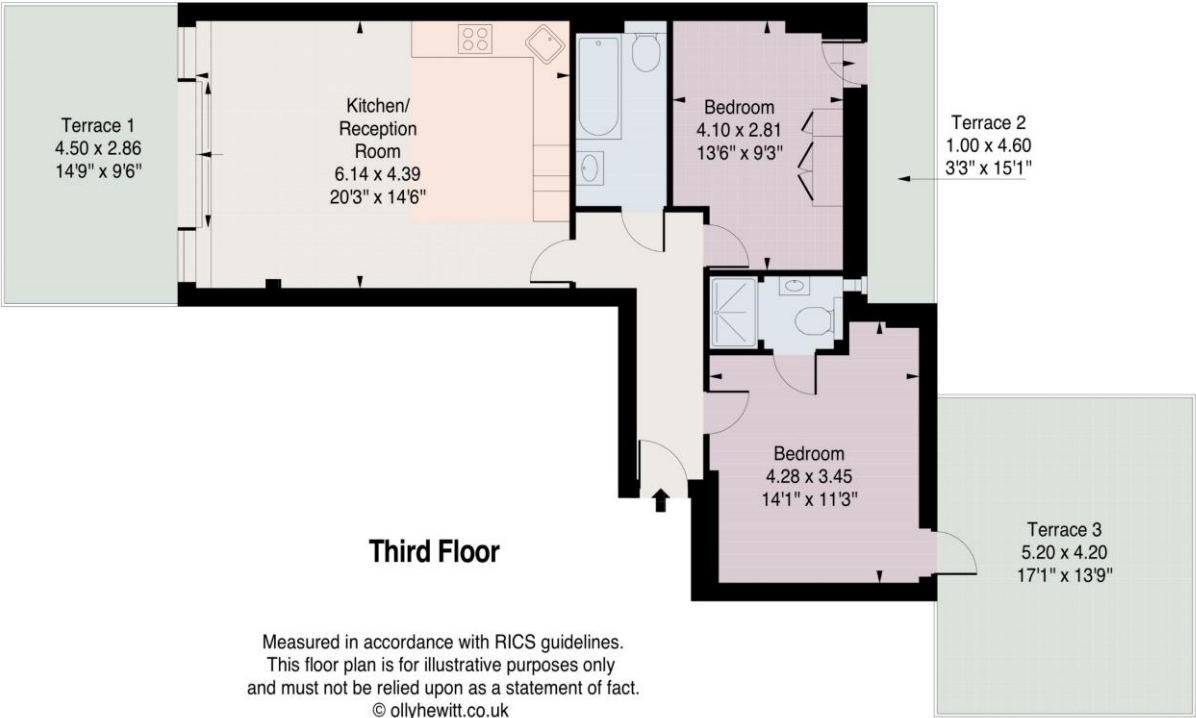



Hoxton Square, London, N1
Gross Internal Area 717 sq ft, 66.6 m²

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Hoxton Square, N1
Approximate Gross Internal Area = 717 sq ft / 66.61 sqm
Approximate Terrace 1 Area = 139 sq ft / 12.91 sqm
Approximate Terrace 2 Area = 50 sq ft / 4.65 sqm
Approximate Terrace 3 Area = 235 sq ft / 21.83 sqm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	82	82
EU Directive 2002/91/EC 		

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