



Two bedroom, two bathroom, flat with excellent views within HKR Hoxton.

**Dawson Street, London, E2**

Guide Price £875,000 Leasehold (Lease Expiry January 3020)



**Dual aspect views • Recently completed development • Exclusive resident amenities • Fantastic location • Cycle storage • Offered chain free**

**Local Information**

HKR witnesses a different side of London from every standpoint. To the south and to the west, the towering glass structures of the City bite into Shoreditch. To the East, the modern goliaths of Canary Wharf rise up from the Thames and, to the North, Hackney's green treetops seem to go on endlessly.

HKR is ideally placed for Hoxton, Shoreditch and the City. Local amenities include the Premises Studios & Cafe, Columbia Road Flower Market and shops, Haggerston Park and the Geffrye Museum of the Home.

**About this property**

A spacious 2 bedroom property with a balcony set on the 6th floor of HKR Hoxton, a striking newly built development, a short walk away from Shoreditch and the City of London. The apartment comprises a sizable and bright open plan kitchen/ living room extending onto the balcony with fabulous City views, two good-sized bedrooms, ensuite to principal bedroom with shower and a modern bathroom suite.

The contemporary interior features engineered wood flooring, underfloor heating, comfort cooling, bespoke kitchen cabinetry with fully integrated high-quality appliances, porcelain and ceramic tiling and plenty of storage space throughout.

Residents will benefit from a screening room, concierge, a fully-equipped private residents' gym, landscaped viewing terraces, a courtyard, a Podium garden, a parcel and cycle store.

**Tenure**

Leasehold (Lease Expiry January 3020)

**Local Authority**

Hackney

**Council Tax**

Band = E

**Ground Rent**

£600 per annum

**Service Charge**

£5,652 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.







Dawson Street, London, E2  
 Gross Internal Area 796 sq ft, 74 m<sup>2</sup>


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**Nick Verdi**  
 Shoreditch  
 +44 (0) 207 578 6200  
 nick.verdi@savills.com

**Dawson Street, E2**  
 Approximate Gross Internal Area = 796 sq ft / 73.95 sqm  
 Approximate Balcony Area = 68 sq ft / 6.32 sqm



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
Energy efficient - lower running costs		
92-100 A		
81-91 B	84	84
69-80 C		
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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