

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



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 goodsized 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

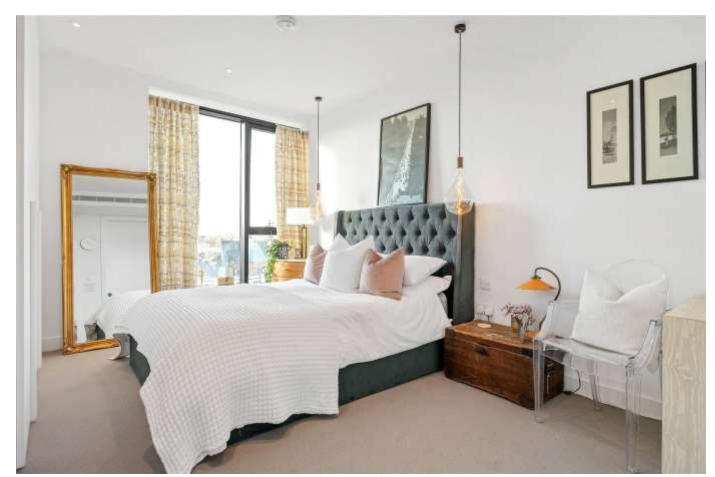
All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.

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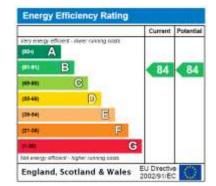
Nick Verdi Shoreditch +44 (0) 207 578 6200 savills | savills.co.uk | nick.verdi@savills.com



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. @ ollyhewitt.co.uk



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