



Flat 18, 2 Devizes Street, London, N1 5DY

Asking Price: £625,000 Leasehold

**2 Total Bedrooms | 1 Reception Room | 2
Bathrooms**

An attractive two bedroom, two bathroom apartment arranged on the 2nd Floor of this 2012 built, canalside block. This bright and well proportioned flat features a spacious open plan reception room and kitchen, which leads to a balcony overlooking the Regents Canal.

- Leasehold 985 years 7 months
- Service charge: £6000 pa
- Ground rent: £300 pa



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The flat is superbly located. Shoreditch Park is only a few minutes away and the fashionable shops, cafes, bars and restaurants of Hoxton, Shoreditch, Dalston and Angel are within easy reach. Old Street tube station is less than 1 mile away. Please note that the service charge includes heating and hot water costs.

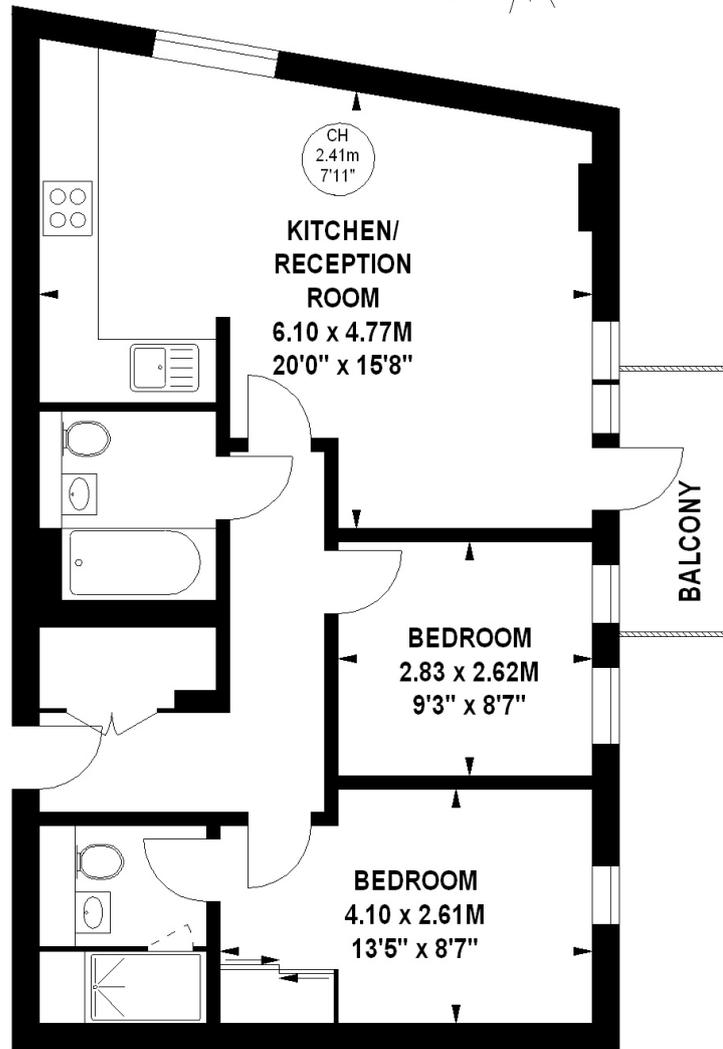
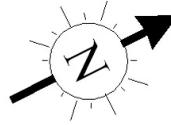


Devizes Street, N1

Approximate gross internal area

63.64 sq m / 685 sq ft

Key :
CH - Ceiling Height



Second Floor

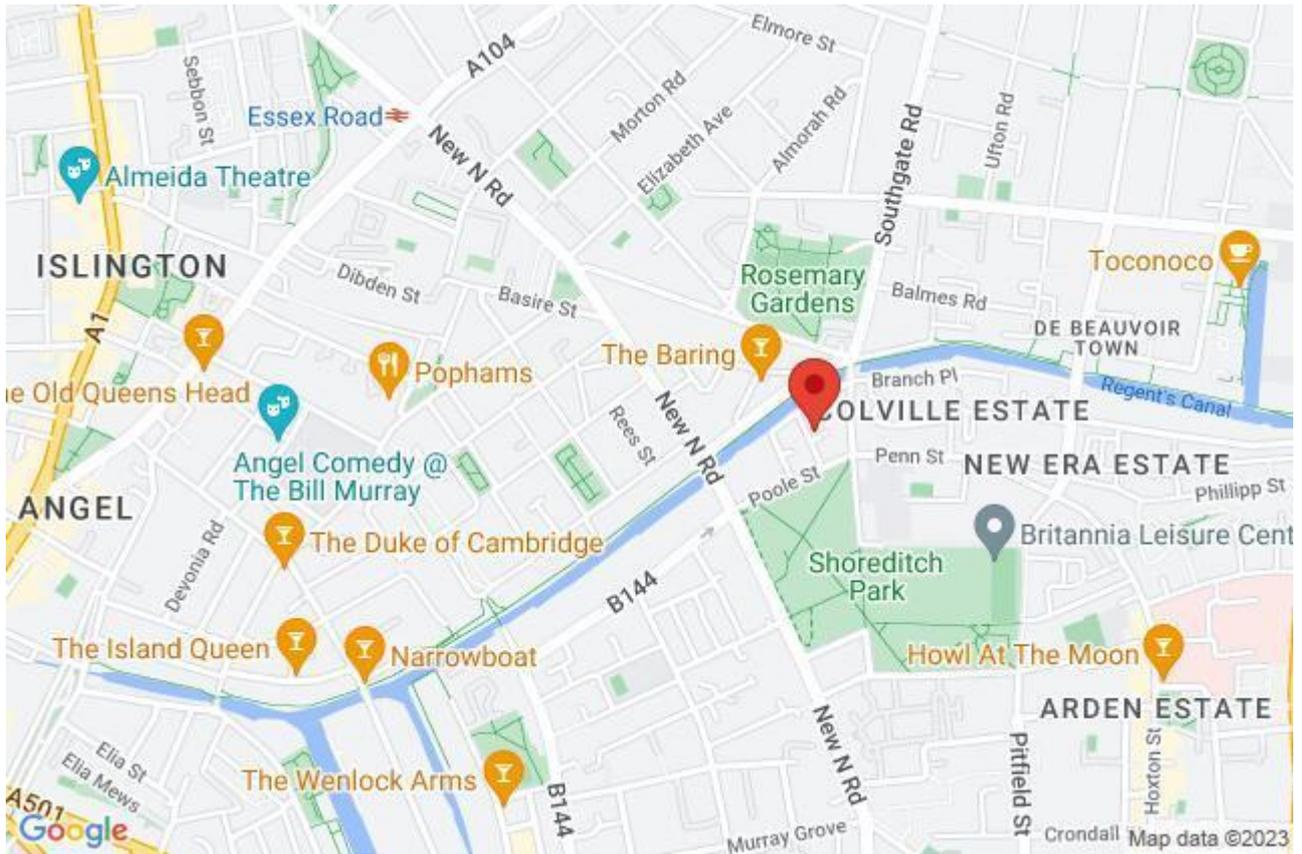
The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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	