



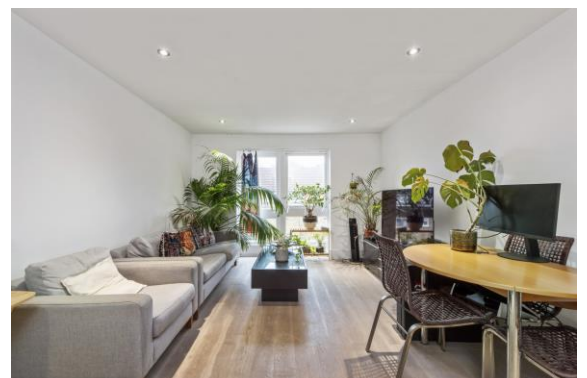
Flat 21, 15 Hoxton Square, London, N1 6NT

Asking Price: £675,000 Leasehold

2 Total Bedrooms | 2 Bathrooms

A fantastic bright and spacious two-bedroom flat, enjoying a prime location in this exciting and dynamic area.

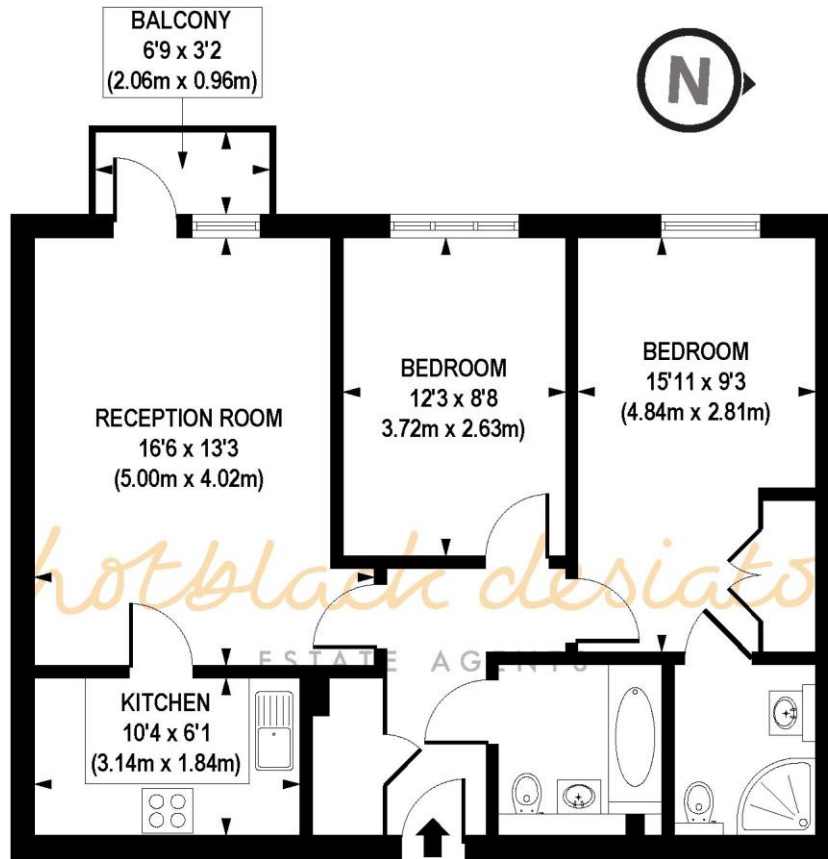
- Leasehold 980 years
- 2 Bedrooms 2 bathrooms
- EPC - C
- Sole use of private Balcony
- 695 Approx Sq Ft



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The living area is bathed with natural light, with a private balcony that offers tranquil views of the surrounding area. The kitchen is fully integrated with ample counter space. The principal bedroom boasts fitted storage and an en-suite shower room, while the second double bedroom is perfect for guests or as a home office.



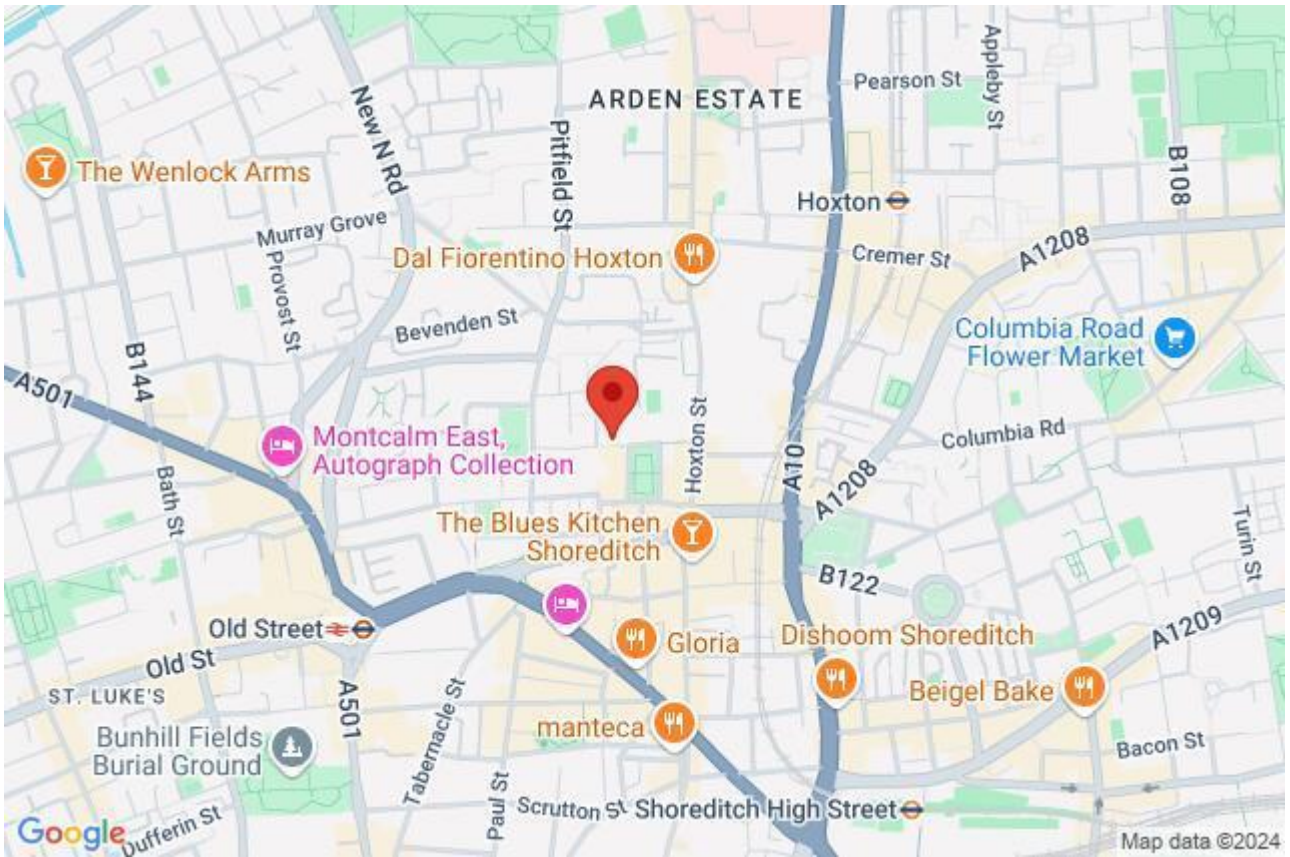


THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 695 sq. ft / 64.59 sq. m

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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		85
(69-80) C	73	
(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	