



## Evelyn Court, Evelyn Walk, London, N1 7PS

Offers in excess of: £375,000 Leasehold

Situated close to Shoreditch Park, Regent's Canal, this 1-bedroom flat in Evelyn Court is chain free offers 660 square feet of lateral living space.

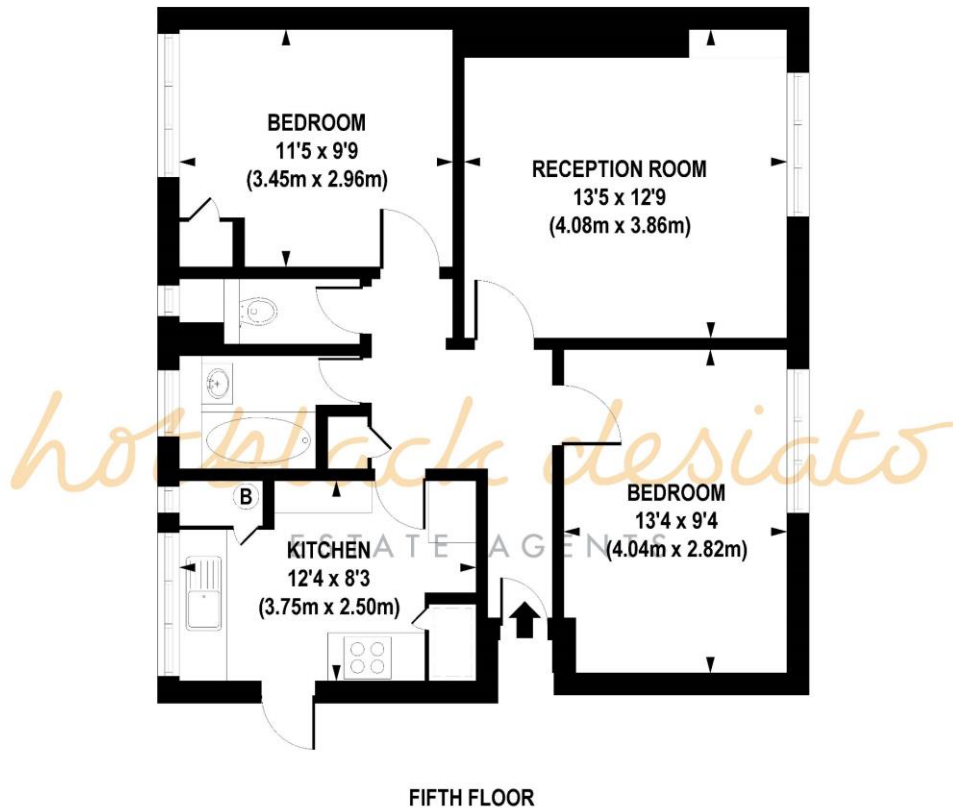
- Fantastic location with great transport links
- Service charge £2,199 pa
- EWS1 assessed without action required
- Ground rent £9 pa
- Leasehold 90 years



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Location isn't everything, but it sure is a lot with this immaculate 650+ sqft 2-bedroom flat! Situated in a purpose-built building, this smartly arranged property is 10 minutes' walk from front door to Old Street tube platform, 15 minutes from Angel and Shoreditch, and 25 minutes from Broadway Market via a stroll along the canal, benefitting from fantastic transport links all over London. You will have a plethora of lovely little cafes, delis, and restaurants to enjoy just on your doorstep as well as amenities such as a local shop, pharmacy and post office.



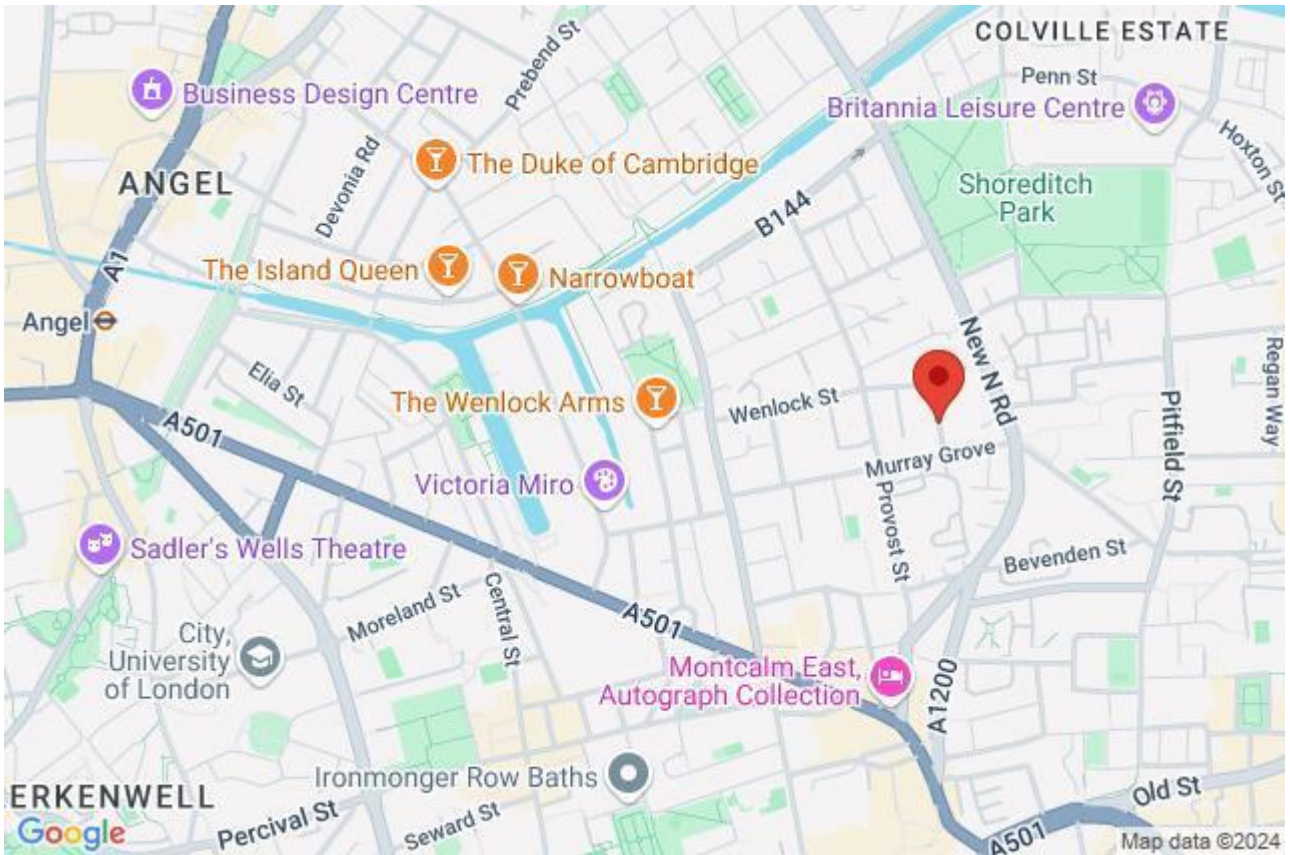


**APPROX. GROSS INTERNAL FLOOR AREA 660 sq. ft / 61.36 sq. m**

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	