



## Nesham House, Hoxton Street, London, N1 5LY

Guide Price: £535,000 Leasehold

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

A large two bedroom property extending to approximately 700 sq ft, featuring a spacious reception room, two double bedrooms, a separate kitchen, modern bathroom and a private garden. The property is well located with many local amenities and transport links, with both Old Street and Hoxton stations within easy reach.

- Leasehold 100 years
- Service charge £1,908 pa
- Ground Floor
- Ground rent £10 pa
- Garden

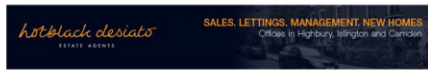


## Nesham House, Hoxton Street, London, N1 5LY

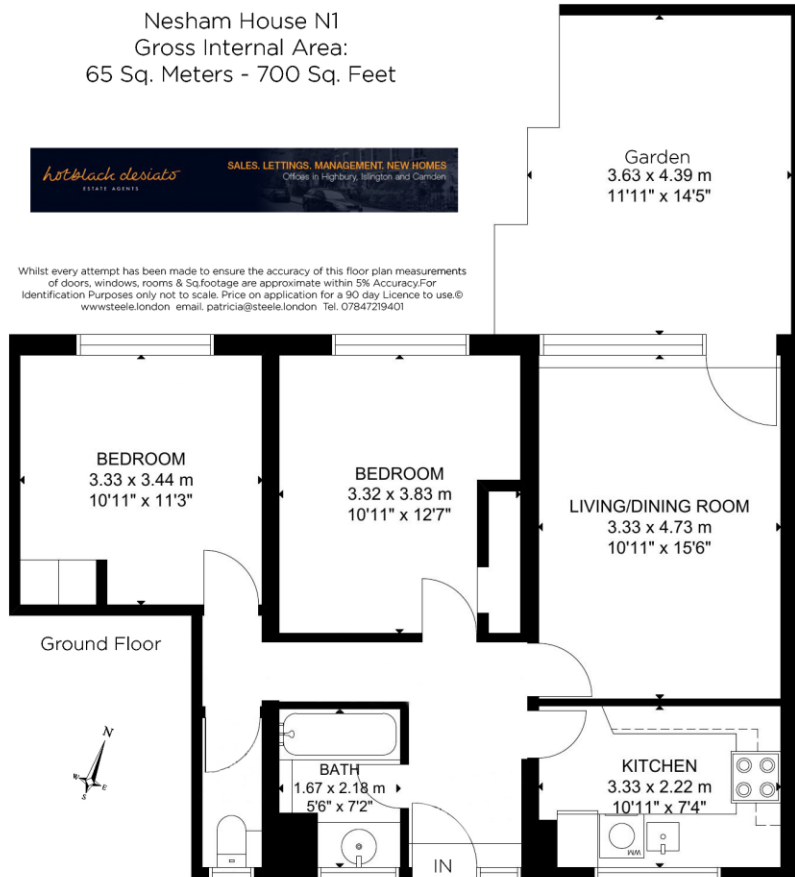
A spacious chain free two bedroom property extending to approximately 700 sq ft, featuring a large reception room, two double bedrooms, a separate kitchen, modern bathroom and a private garden. The property further benefits from a long lease of approximately 100 years remaining and a service charge of approximately £1,908 per annum.



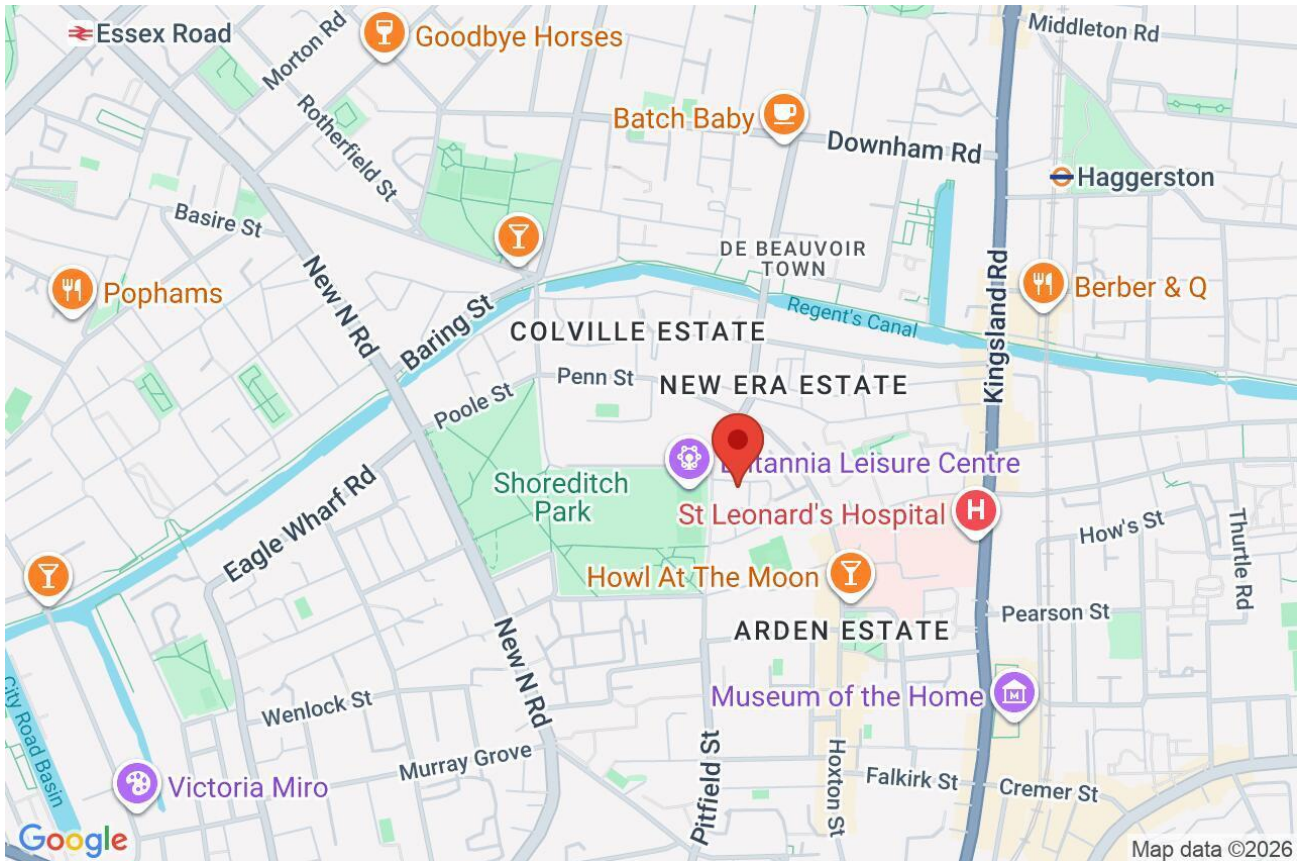
Nesham House N1  
Gross Internal Area:  
65 Sq. Meters - 700 Sq. Feet



Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms & Sq.footage are approximate within 5% Accuracy. For Identification Purposes only not to scale. Price on application for a 90 day Licence to use. © www.steele.london email: patricia@steele.london Tel: 07847219401



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 RIICS 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D	65   d	
39-54	E		
21-38	F		
1-20	G		