



## Hoxton Square, N1 6PD

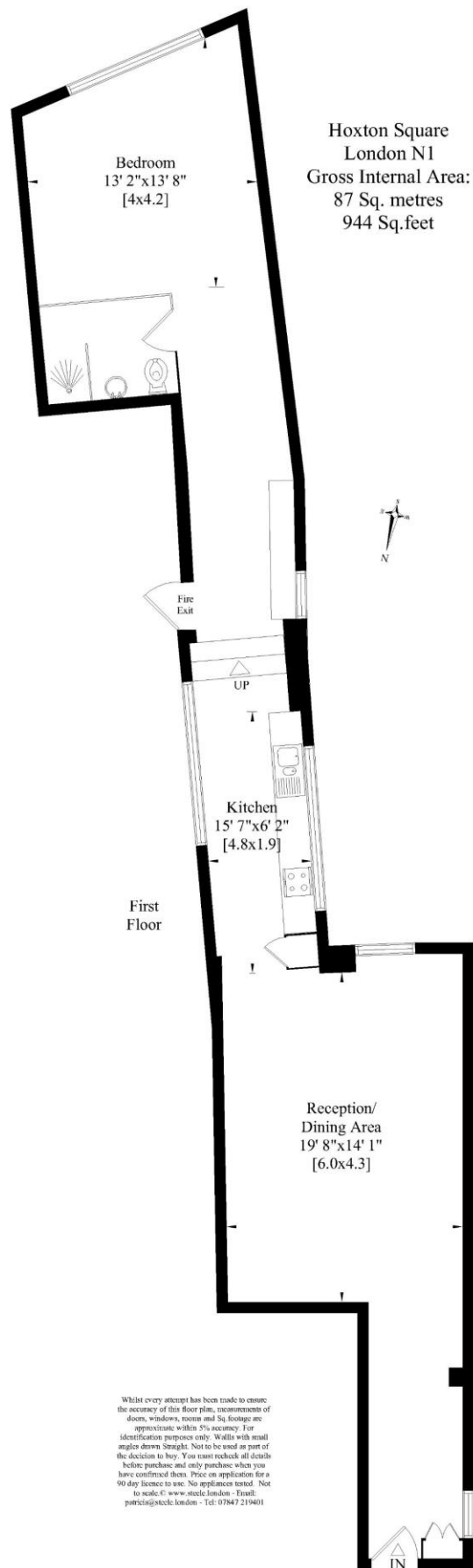
Asking Price: £745,000 Leasehold

An impressive 1 bedroom modern apartment in one of North London's most exciting and dynamic locations. This first floor, contemporary designed flat offers 944 square feet (87 sq mtrs) of living space and features hardwood flooring throughout. Hoxton Square is a traditional London garden square in Shoreditch's fashionable cultural quarter, well known for its art galleries, clubs, bars and restaurants.

**Declaration Of Interest: The Owner of this apartment is a Director of Hotblack Desiato.**

- First Floor
- Double Bedroom
- Well Equipped Kitchen
- Living/Dining Room
- Shower Room
- Fantastic Location
- Leasehold (999 years from 2001)
- Service Charge £2,232 p/a (in 2023)
- Ground Rent £250 p/a
- Approx. 944 Sq Ft
- Council Tax Band D (Hackney)
- Rental Estimate £2,850 pcm approx.





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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74   C    |
| 55-68 | D             | 68   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

