



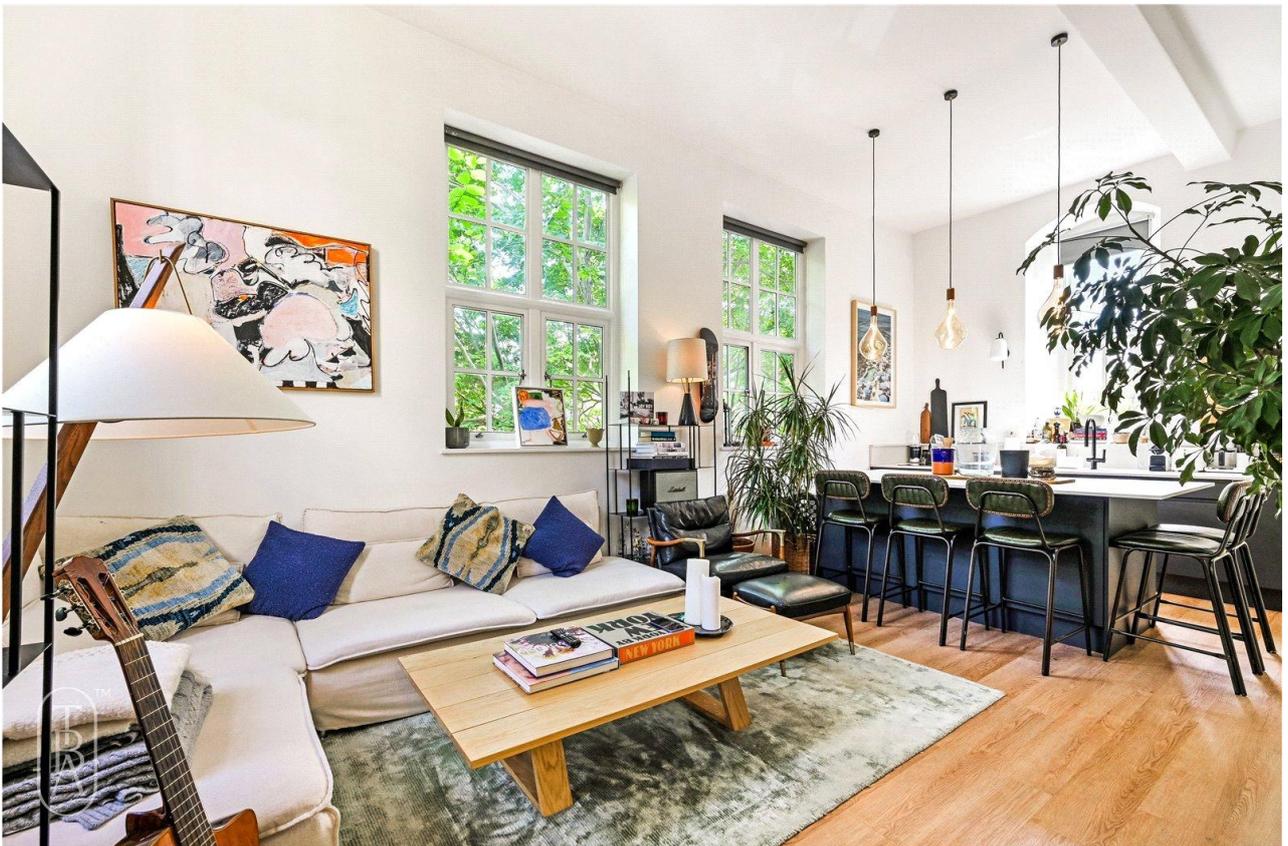
## Chart Street N1

Share of Freehold  
1 Bed 1 Bath  
622 sqft (approx.)

Recently refurbished to a high standard, this characterful 1 double bedroom conversion spanning c.622 sqft in the popular Hoffman Square is set just north of Old Street.

- Triple Aspect
- Excellent ceiling height
- Award winning Grade II Listed conversion

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Accessed through a gated entrance to the varied mix of buildings of Hoffman Square and set on the first floor of a former Haberdashery building. This unique apartment features higher than usual ceilings and an incredible triple aspect open plan living space complete with modern kitchen to one side making it perfect for City Fringe living. The stunning fully integrated kitchen has been thoughtfully designed with Corian worktops and quality appliances, there is also a highly useable island unit with built-in breakfast bar. Hanging from the ceiling and illuminating the apartment is standout Tala lighting and the wooden floors in all rooms provide an almost Scandi feel.

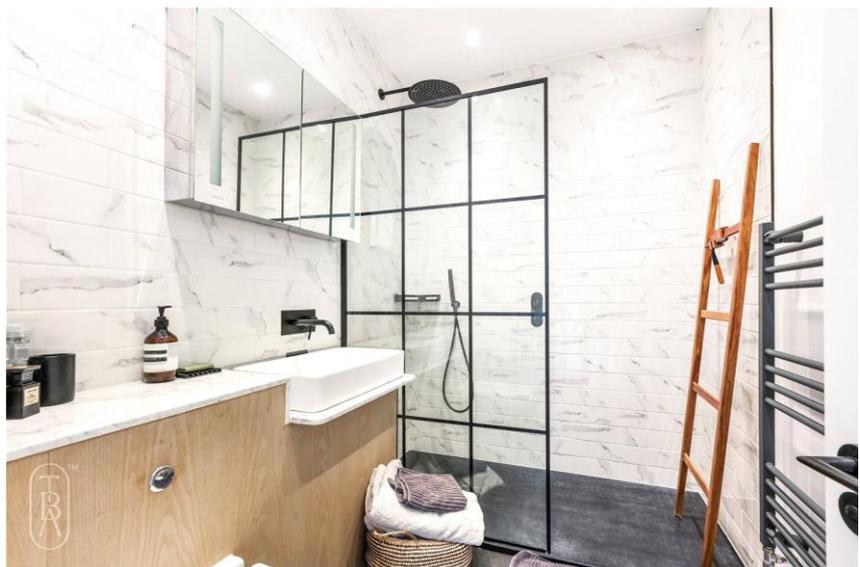
Accommodation comprises of a large double bedroom, again with excellent ceiling height and large windows as well as full-length, custom-built wardrobes. The bathrooms have been designed with all-wall, marbled butcher block tiling and the walk-in shower with Crittall style screen features the must have rain-drop head.

Hoffman Square is an award-winning Grade II Listed conversion in the heart of Hoxton, formerly owned by The London College of Furniture. Originally built as almshouses in 1825, the building was a historical cornerstone for the East End's furniture trade during the mid-19th to 20th century and was converted to residential apartments in 2000. Transport connections are quick and simple with Old Street Tube (Northern Line & National Rail) less than a 5-minute walk away and various bus routes serve the immediate area.

An additional bonus is an off-street designated car parking space accessed via a secure gated entrance is included with the property.

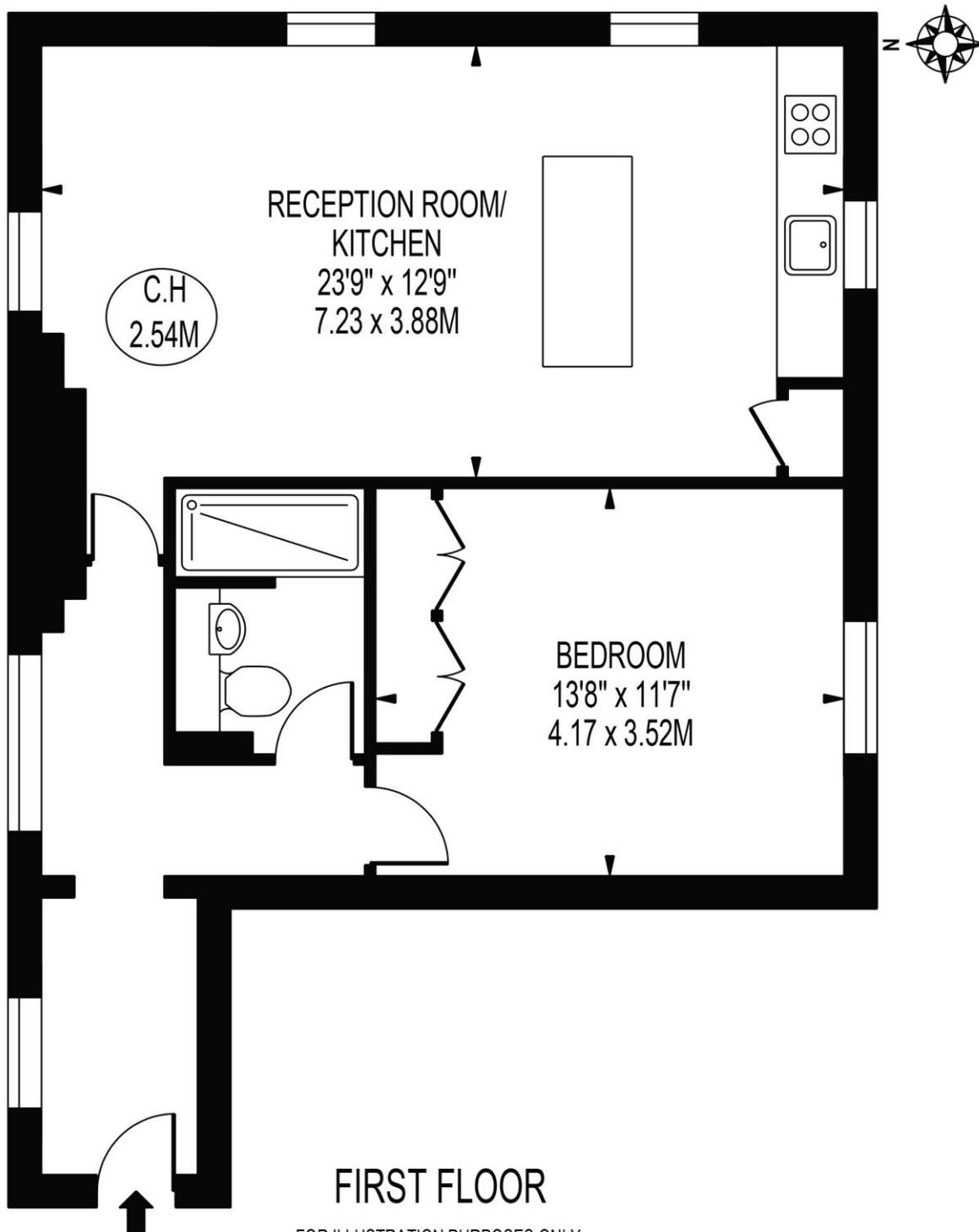
**Tenure:** Share of Freehold  
**Lease Length:** TBC  
**Service Charge:** £2,000 per annum (approx.)  
**Ground Rent:** N/A  
**Parking:** Off Street Parking  
**Local Authority:** Hackney Council  
**Council Tax Band:** F

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## HOFFMAN SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 622 SQ FT - 57.78 SQ M



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