



## Hoxton Square N1

Leasehold  
1 Bed 1 Bath  
846 sqft (approx.)

Occupying a sought-after position on one of Shoreditch's most iconic addresses is this exceptionally spacious one-bedroom apartment extending to approximately 846 sqft.

- Wooden Floors Throughout
- Brand New Boiler
- Situated On Hoxton Square

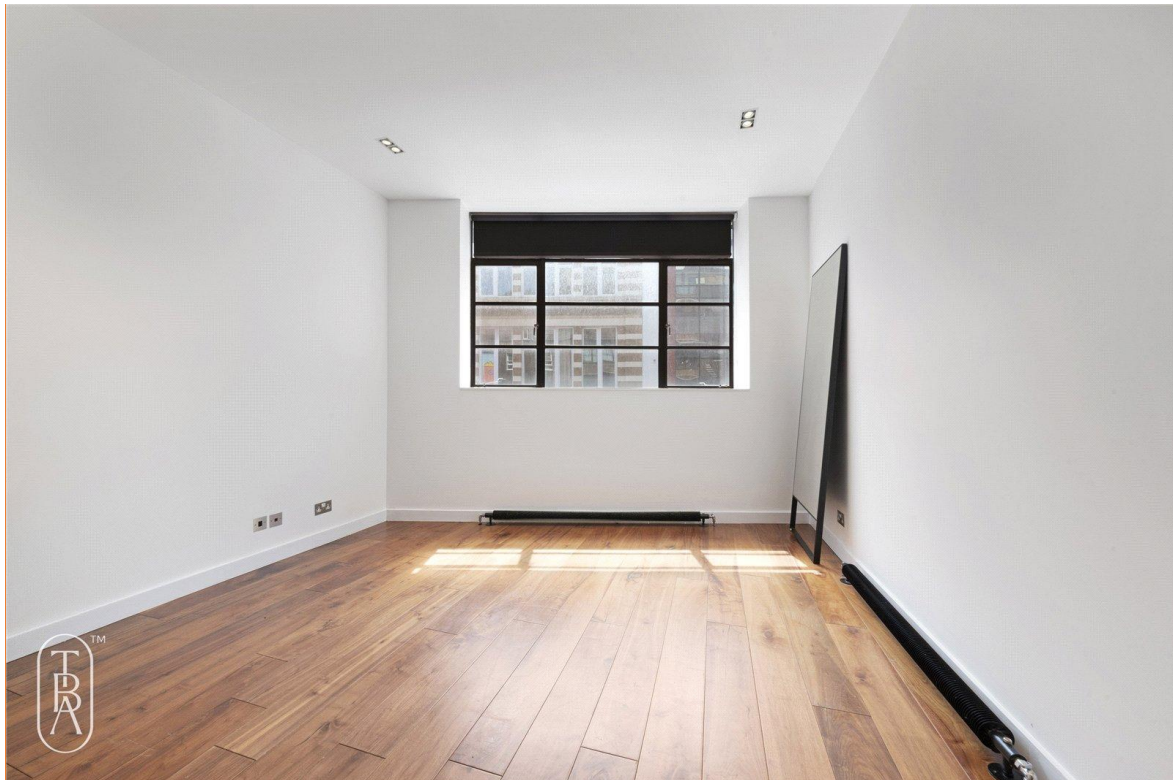
# The Bespoke Agent™



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Having recently undergone a light refurbishment, including a full redecoration and the installation of a new boiler, the apartment combines generous living space with a simple, contemporary finish. Solid wooden flooring features throughout, complementing the clean aesthetic. Upon entering, you're welcomed into a good-sized reception room, ideal for both relaxing and entertaining, whilst the well-appointed kitchen, generous double bedroom and modern bathroom complete a practical and well-balanced layout.

Apartments of this price point are rarely available in Hoxton Square, particularly at this size, making this a good opportunity for both owner-occupiers and investors alike.



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Hoxton Square remains one of Shoreditch's most sought-after addresses, perfectly positioned amongst an exciting collection of renowned restaurants, bars, cafés and galleries. Excellent transport links are all within easy walking distance, including Old Street (Northern line), Liverpool Street (Elizabeth, Central, Circle, Hammersmith & City and Metropolitan lines, together with National Rail) and Shoreditch High Street (Windrush line).

**Tenure:** Leasehold

**Lease Length:** 974 years

**Service Charge:** £2,500 per annum (approx.)

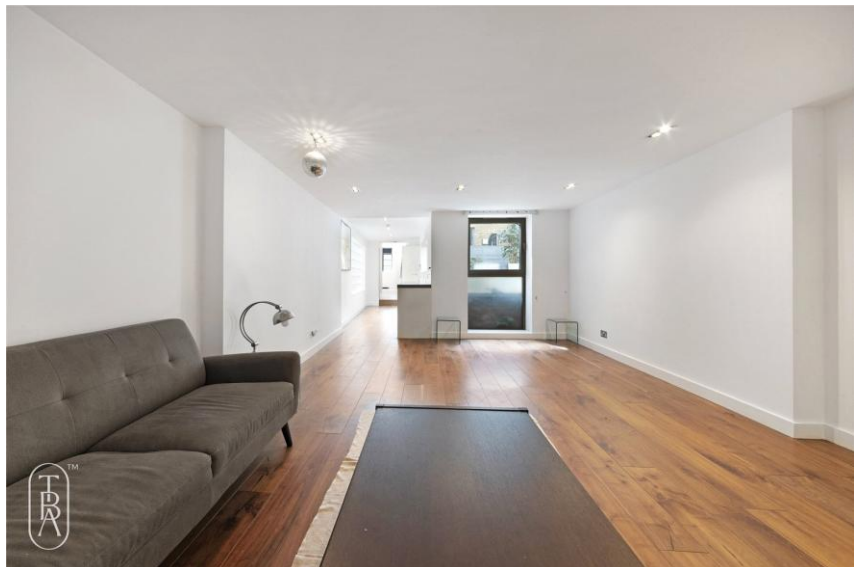
**Ground Rent:** £250 per annum (approx.)

**Parking:** N/A

**Local Authority:** Hackney Council

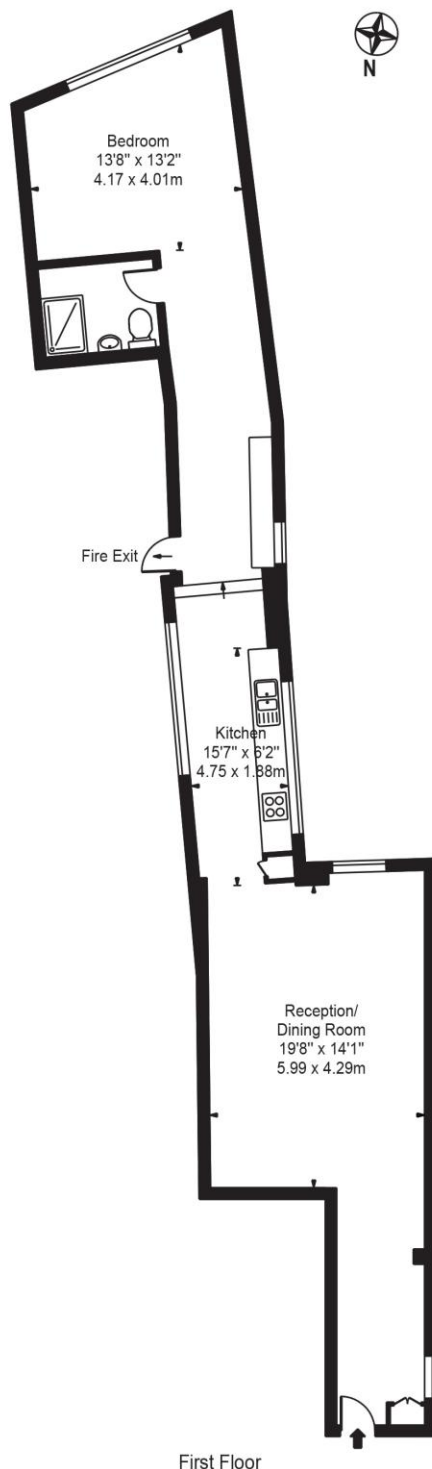
**Council Tax Band:** D

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Approx. Gross Internal Area 846 Sq Ft - 78.60 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.