



HABERDASHER STREET, LONDON, N1
£675,000 LEASEHOLD

BEAUTIFULLY PRESENTED TWO-BEDROOM EDWARDIAN FLAT WITH HUGE SOUTH- FACING PRIVATE TERRACE

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DESCRIPTION:

Situated on Haberdasher Street, this beautifully presented two-bedroom flat occupies the second and top floor of an Edwardian purpose-built block, offering 775 sqft of internal living space alongside a huge south-facing private terrace.

The property is flooded with natural light throughout, creating a bright and welcoming atmosphere. The well-proportioned accommodation comprises two evenly sized double bedrooms, a large separate kitchen and a cosy living room, all presented in excellent condition.

A particular highlight is the impressive south-facing private terrace, providing an abundance of outdoor space ideal for relaxing, entertaining and dining al fresco. The property also offers exciting potential to extend the internal living accommodation out onto the terrace, as neighbouring properties have done, subject to the necessary planning requirements and relevant consents.

The location is perfectly positioned to enjoy the best of North-East London, with Old Street, Hoxton and the City all close by. Nearby Pitfield Street offers a characterful neighbourhood atmosphere, with independent cafés, eateries and local amenities, while the surrounding areas of Hoxton and Shoreditch provide an excellent selection of shops, bars and restaurants. For those seeking outdoor space, the green open spaces of Shoreditch Park are also nearby, offering an ideal setting for a morning run, leisurely stroll or a relaxing afternoon outdoors.

Transport connections are another key advantage, with Old Street Underground station providing Northern line services and Hoxton Overground station offering connections across London. Liverpool Street and Shoreditch High Street stations are also within reach, providing further options for commuting and exploring the capital.

Combining Edwardian character, generous room proportions, an abundance of natural light, excellent presentation and exceptional private outdoor space, this is a fantastic opportunity to acquire a home offering both immediate appeal and exciting future potential in a sought-after location.

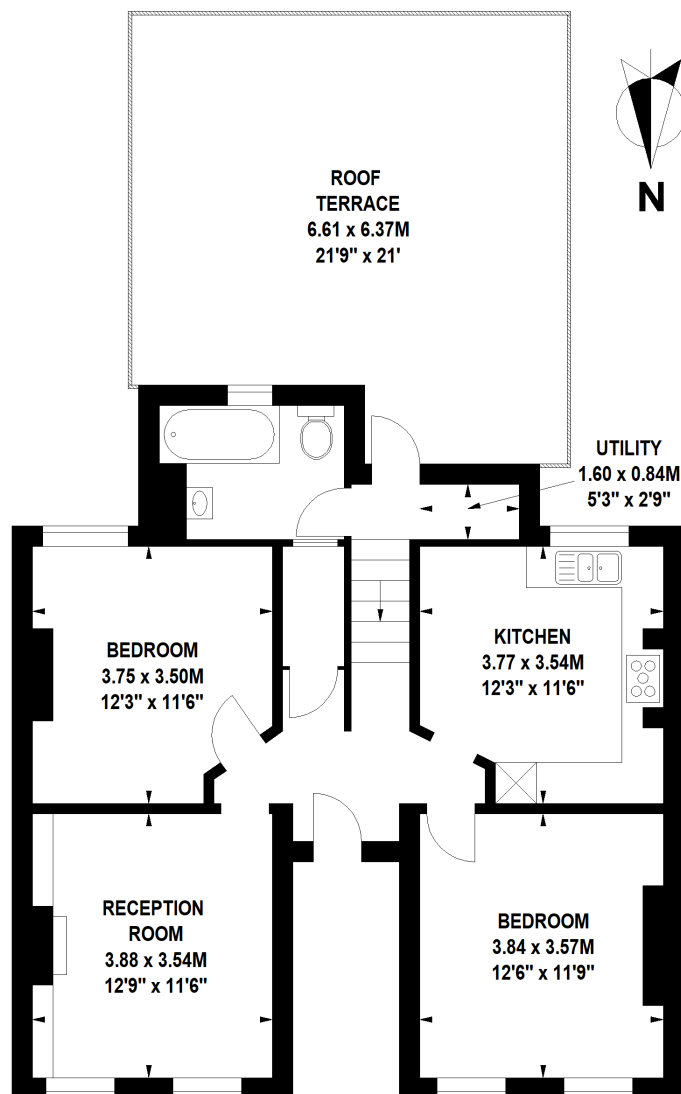
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Approximate Gross Internal Area 72 sq.m / 775 sq. ft



Second Floor

Floor Plan produced for WINKWORTH by Mays Property Marketing © . Tel 020 3397 4594

Illustration for identification purposes only. Not to scale.

Orientation, measurements, and other details are approximate and for guidance only, purchasers should verify details independently.

Where a room has a sloping ceiling the dotted line marks 1.50M height, and all measurements shown are at floor level.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SHO260206>

Tenure: Leasehold

Term: 144 year and 0 months (Subject to change)

Service Charge: £3,645 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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