





HABERDASHER STREET, LONDON, N1
£550,000 LEASEHOLD

CHARACTERFUL TWO BEDROOM EDWARDIAN APARTMENT ON POPULAR HABERDASHER STREET

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

Situated on the ever-popular Haberdasher Street, this well-proportioned first-floor apartment offers approximately 622 sqft of accommodation within an attractive purpose-built Edwardian block.

The property comprises a separate reception room and kitchen, two generous double bedrooms and a family bathroom. The principal bedroom benefits from built-in floor-to-ceiling wardrobes, while original fireplaces in both the principal bedroom and reception room add a wonderful touch of period character and charm. Traditional sash windows further complement the property's Edwardian heritage.

The separate living and kitchen spaces provide a practical and well-balanced layout, while the apartment retains many of the attractive proportions and characterful features associated with Edwardian architecture.

Ideally positioned just 0.3 miles from Old Street Station, the property enjoys an excellent location within easy reach of the City, Old Street and the vibrant Shoreditch Triangle. This highly desirable setting offers the best of both worlds, with convenient access to the City's business district alongside the independent cafés, restaurants, bars, boutiques and nightlife that make Shoreditch and Hoxton such sought-after destinations.

For outdoor recreation and leisure, both Shoreditch Park and Britannia Leisure Centre are close by, offering attractive green open spaces, sports facilities and fitness amenities. The nearby amenities along Pitfield Street further enhance the appeal, with a selection of independent cafés, shops and everyday conveniences right on the doorstep.

An excellent opportunity to acquire a characterful and well-located home, combining period charm, generous accommodation and an enviable East London lifestyle.

The property is offered to the market chain free.

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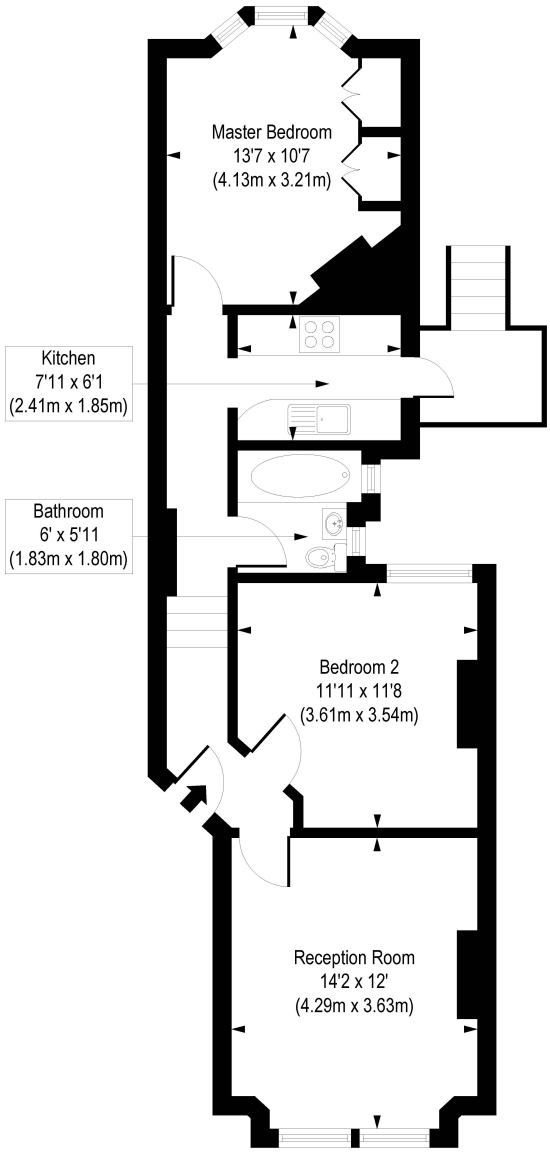




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Haberdasher Street, N1

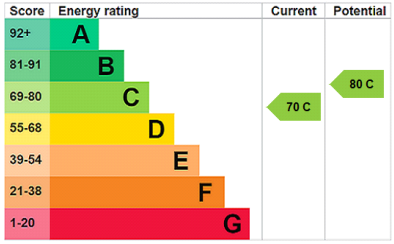
Approx. Gross Internal Floor Area 622 sq. ft / 57.78 sq. m



First Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



https://www.winkworth.co.uk/sale/property/ISL210263

Tenure: Leasehold

Term: 149 year and 0 months (Subject to change)

Service Charge: £1,839 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: D

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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