



HABERDASHER STREET, LONDON, N1  
OFFERS IN EXCESS OF £475,000 LEASEHOLD

## A BEAUTIFUL PERIOD APARTMENT WITH PRIVATE ROOF TERRACE

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### DESCRIPTION:

Occupying the upper floor of a characterful period building, this charming Edwardian apartment offers approximately 486 sqft of well-proportioned living space, blending classic architectural appeal with contemporary city living.

The reception room is bright and airy, benefitting from its elevated position and providing an inviting space for both relaxation and entertaining. A separate, well-appointed kitchen is neatly arranged and fully equipped, while the generously sized bedroom offers ample space for storage.

A standout feature of the property is the private terrace, a rare and valuable addition that provides an ideal setting for morning coffee, evening drinks, or simply enjoying fresh air above the city below.

Perfectly positioned on Haberdasher Street, the apartment is just moments from Old Street, the Shoreditch Triangle, and the vibrant energy of Hoxton Square, placing an eclectic mix of cafés, restaurants, bars, and independent shops right on your doorstep. Excellent transport connections are close at hand, with Old Street Station offering swift access across the City and beyond.

This delightful apartment represents an ideal first home, pied-à-terre, or investment opportunity in one of East London's most sought-after locations.

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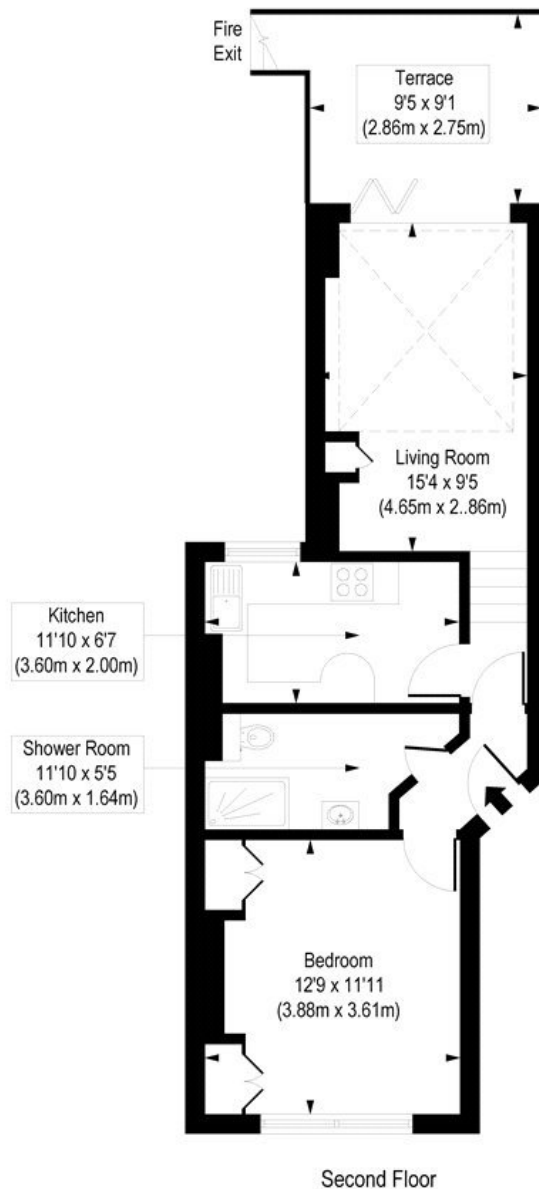
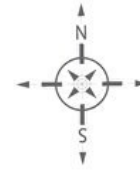




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## Haberdasher Street, N1

Approx. Gross Internal Floor Area 486 sq. ft / 45.15 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260029>

**Tenure:** Leasehold

**Term:** 149 year and 0 months

**Service Charge:** £2562 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** C

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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