



**DELTA HOUSE, 70 NILE STREET, LONDON, N1
OFFERS IN EXCESS OF £500,000 LEASEHOLD**

A FANTASTIC TWO DOUBLE BEDROOM APARTMENT WITH JULIETTE BALCONY IN HOXTON

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DESCRIPTION:

Superb two double bedroom second floor apartment set within this desirable development in Hoxton. The property comprises entrance hall, master double bedroom, second double bedroom, family bathroom, semi open plan kitchen, and bright living room with Juliette balcony. The property benefits from a secure fob entry system, laminate wood flooring, double-glazed windows, communal roof terrace and on-street permit parking.

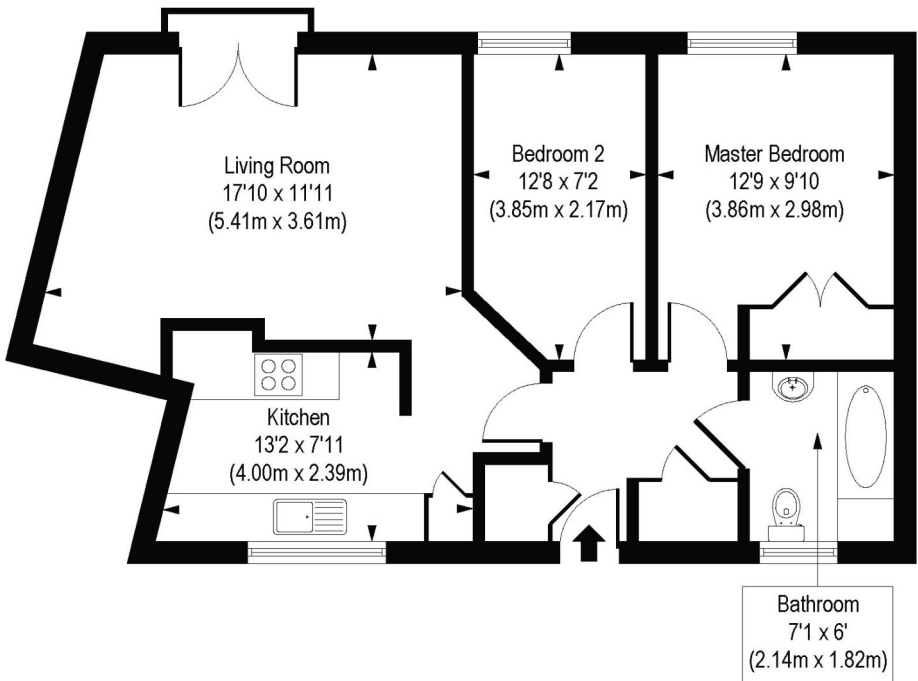
Nile Street is in the heart of fashionable Hoxton and a short distance away from the green spaces of Shoreditch Park and Regents Canal. Old Street Station (Northern Line) is the closest station with Hoxton Overground close by, both providing great access across London. You are spoilt for choice when it comes to local amenities with a cinema and an array of shops, pop ups, cafes, bars and restaurants along Hoxton Street, Pitfield Street, Old Street, Shoreditch High Street and Commercial Street where you will find the famous Spitalfields market.

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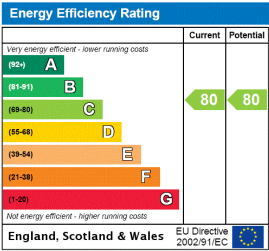
Delta House, Nile Street, N1
Approx. Gross Internal Floor Area 657 sq. ft / 61.06 sq. m



Second 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.



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