



HOFFMAN SQUARE, CHART STREET, LONDON, N1
£1,200,000 SHARE OF FREEHOLD

**SOUGHT-AFTER SPLIT-LEVEL APARTMENT
WITHIN A GRADE II LISTED BUILDING WITH
VAULTED CEILINGS AND GATED PARKING**

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See things differently



DESCRIPTION:

Being offered chain free is this beautiful Grade II listed building packed full of character in the heart of Hoxton in N1.

Situated on the first floor, this apartment spans 1215sqft, and boasts many of the period features that make these types of conversions so desirable including wooden flooring, high ceilings and large sash windows. The apartment comprises a superb open plan living space, and when walking throughout the flat, you are greeted by an array of light from the monumental sized window which is without doubt the standout feature of the apartment. On this level, you have kitchen and dining area, with one of the two double bedrooms which includes built in storage. You can also find a large family bathroom on this floor.

Additionally, there is a large mezzanine level which overlooks the main living space and can act as a study/library. There is also a master bedroom with further family bathroom upstairs. The property also benefits from its own secure parking space.

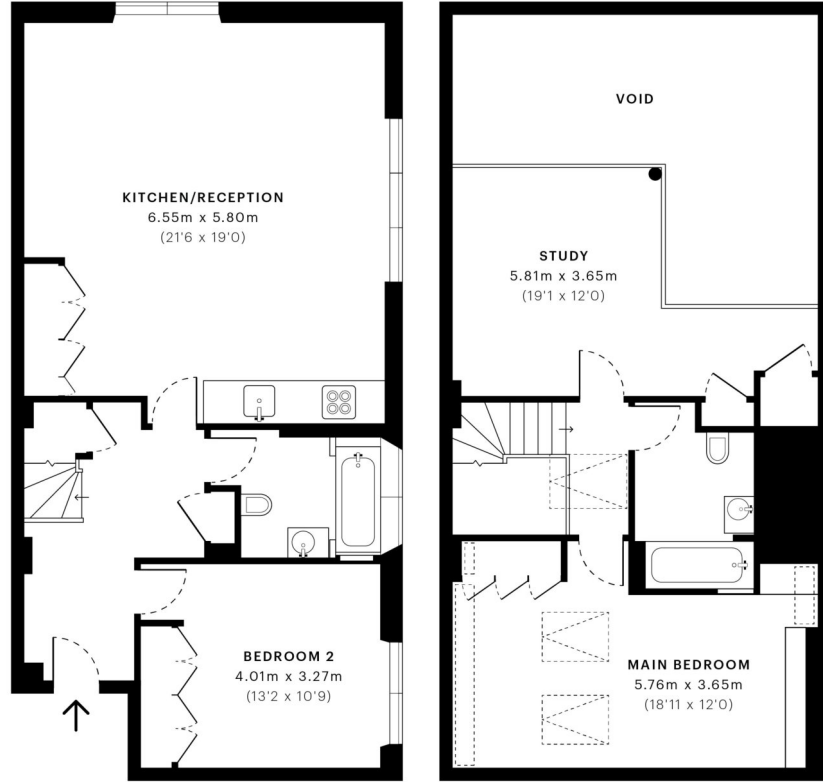
Chart Street is in the heart of fashionable Hoxton and a short distance away from the green spaces of Shoreditch Park and Regents Canal. Old Street Station (northern line) is the closest station as is Hoxton Overground which provides great access across London. You are spoilt for choice when it comes to local amenities with 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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— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
112.89 sqm / 1215.14 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
105.88 sqm / 1140.76 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlimited use area under 1.5m
2.40 sqm / 25.83 sqft

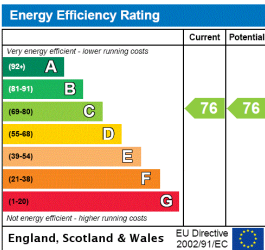


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 112.89 sqm / 1205.94 sqft
IPMS 2C RESIDENTIAL 107.87 sqm / 1161.90 sqft

SPEC ID 5635aad254390ea60dd1845777

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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