



ROYAL OAK COURT, PITFIELD STREET, N1  
'OFFERS IN EXCESS OF' £550,000 LEASEHOLD

## A VERY IMPRESSIVE TWO-BEDROOM SPLIT LEVEL MAISONETTE WITH PRIVATE GARDEN

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

**Winkworth**

*winkworth.co.uk*

See things differently



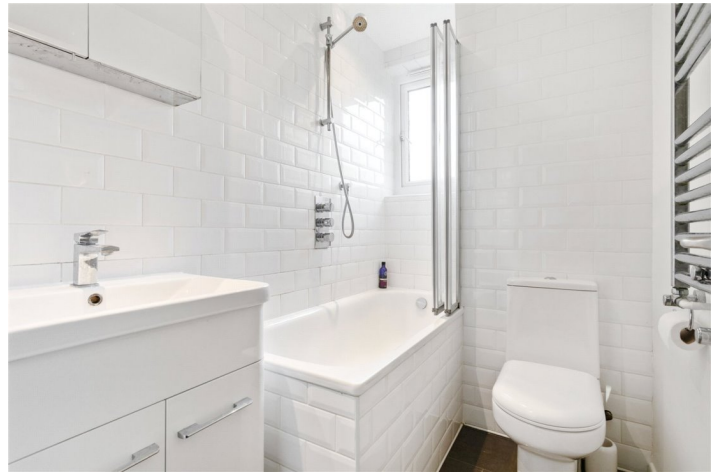
## DESCRIPTION:

A beautifully presented two double bedroom split level maisonette with private south facing garden, available in this purpose-built development in Hoxton. Standing at 670sqft and set across the ground and first floor, after entering through your own front door, the property offers light filled rooms and would make the ideal first-time purchase or buy to let investment. Accommodation comprises of a wonderfully spacious reception room leading out to a seclude, private garden. The kitchen features ample worktop space and cupboards while being incredibly social as it flows through to the living room creating the perfect entertaining space. Both bedrooms are on the first floor and very good-sized doubles and include built-in storage, while the property is completed with a modern family bathroom and ample storage throughout.

Located on Pitfield Street, the property is conveniently located with a huge choice of local amenities with Hoxton Square (0.1 miles), Old Street Station (0.3 miles), Shoreditch (0.5 miles), Liverpool Street (0.8 miles) and the City (1 mile) all easily accessible. They also offer an array of boutique shops, cafes, restaurants and bars and is arguably one of the trendiest areas in the whole of London.

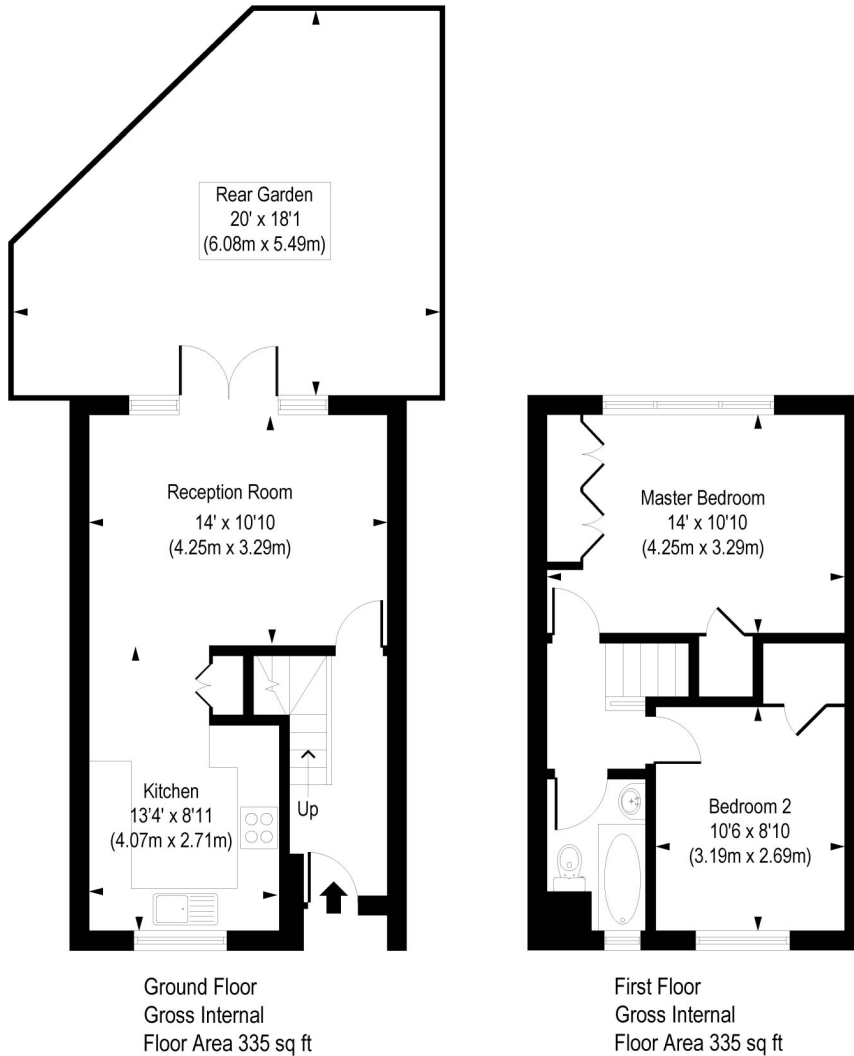
The apartment is ideally located between Old Street, Hoxton, Islington, Clerkenwell, Shoreditch and the City. A magnet for artists and the creative & digital industries, the area is now home to the rapidly developing silicone roundabout, attracting major investment and some of the best companies in the world.

**Winkworth**



**Winkworth**

Royal Oak, Court Pitfield Street, N1  
Approx. Gross Internal Floor Area 670 sq. ft / 62.24 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.

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

**Winkworth**

*winkworth.co.uk*

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.