



HITCHCOCK HOUSE, PITFIELD STREET, LONDON, N1  
OIEO: £415,000 LEASEHOLD

# ONE BEDROOM APARTMENT WITH OUTSIDE SPACE CLOSE TO SHOREDITCH PARK AND HOXTON

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## DESCRIPTION:

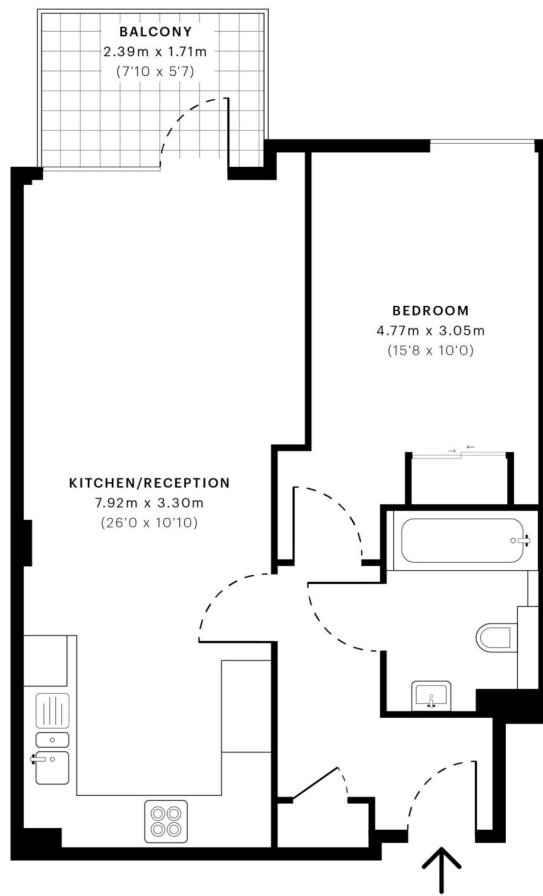
Hitchcock House is a modern purpose-built development conveniently located on Pitfield Street in N1. It is SW facing apartment with a sunny balcony. The apartment is within walking distance to Old Street Station (National Rail and the Northern Line) as well as Hoxton overground station. You are also just a few minutes from Shoreditch Park, Curzon cinema and the popular Hoxton Square.

The flat can be found on the third floor and comprises entrance hall with access to all rooms and a handy storage cupboard, master bedroom with fitted wardrobe, modern bathroom with white three-piece suite, floor to ceiling tiles, chrome towel rail and a wall mounted mirror. A generous size dual aspect open plan kitchen/living room with built in appliances including; fridge/freezer, washing machine, dishwasher, electric hob and oven and there is plenty of cupboard and work top space. You have the added benefit of private balcony offering valuable outside space and the development has fob access, a lift and bike storage facilities.

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— Third Floor

- GROSS INTERNAL AREA (GIA)  
The footprint of the property  
46.86 sqm / 504.40 sqft
- NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
45.53 sqm / 490.08 sqft
- EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
4.05 sqm / 43.59 sqft
- RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

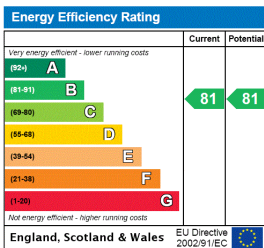


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPMS 3B RESIDENTIAL 51.32 sqm / 552.40 sqft  
IPMS 3C RESIDENTIAL 50.27 sqm / 541.10 sqft

SPEC ID: 624ee920830ec60dbe9ad673

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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