



FLAT 42, FINN HOUSE, BEVENDEN STREET, LONDON, N1  
**£425,000 LEASEHOLD**

## CHAIN-FREE TWO BEDROOM FLAT WITH BALCONY NEAR OLD STREET - FINN HOUSE

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## DESCRIPTION:

Set within a private residential block on Beviden Street, this well-presented ground floor two-bedroom flat is offered chain-free and enjoys a highly sought-after location moments from Old Street and the vibrant Shoreditch area.

The property extends to approximately 514 sqft and benefits from dual-aspect windows, allowing for excellent natural light throughout. A bright open-plan kitchen and reception area creates a comfortable and sociable living space, complemented by a good amount of built-in storage. To the rear, a private balcony provides a pleasant outdoor retreat.

Both bedrooms are well proportioned, making the flat well suited to professionals, sharers, or first-time buyers. The property further benefits from an off-street parking space. Residents enjoy excellent transport links and easy access to Shoreditch's renowned mix of independent cafés, restaurants, bars, creative spaces, and cultural attractions, while the City and Hoxton are also within easy reach.

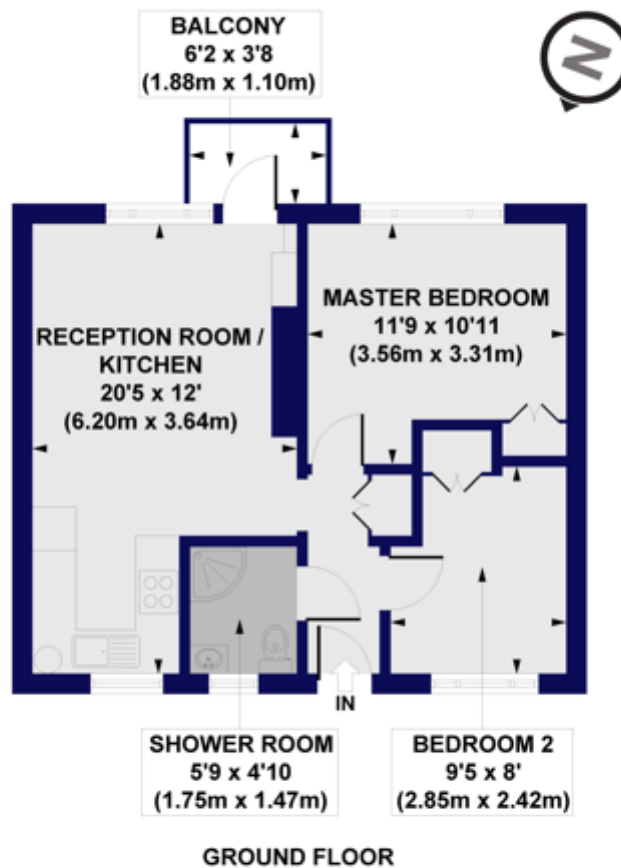
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**Finn House, Bevenden Street, N1**  
 Approx. Gross Internal Floor Area 514 sq. ft / 47.75 sq. m



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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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Tenure:** Leasehold

**Term:** 113 year and 0 months

**Service Charge:** £1300 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:**

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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