

HABERDASHER STREET, LONDON, N1
£525,000 LEASEHOLD

CHARMING 2-BED EDWARDIAN GROUND FLOOR FLAT WITH SHARED GARDEN

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DESCRIPTION:

This charming two-bedroom flat is located on the ground floor of a well-maintained Edwardian purpose-built block on Haberdasher Street, a quiet residential street in the heart of Hoxton. The property offers a great combination of period character, practical layout, and access to outdoor space.

At the front of the flat are two generous double bedrooms, both with large sash windows that let in plenty of natural light, and high ceilings that add to the sense of space. A separate, fully fitted kitchen sits in the middle of the home, while at the rear there is a spacious and bright living and dining room. This leads directly out to a beautifully kept shared garden perfect for alfresco dining or entertaining.

The property is ideally located just a short walk from the cafés, shops and restaurants of Hoxton, Shoreditch, and Columbia Road. Old Street station and Hoxton Overground are also nearby, making commuting or getting around London easy and convenient.

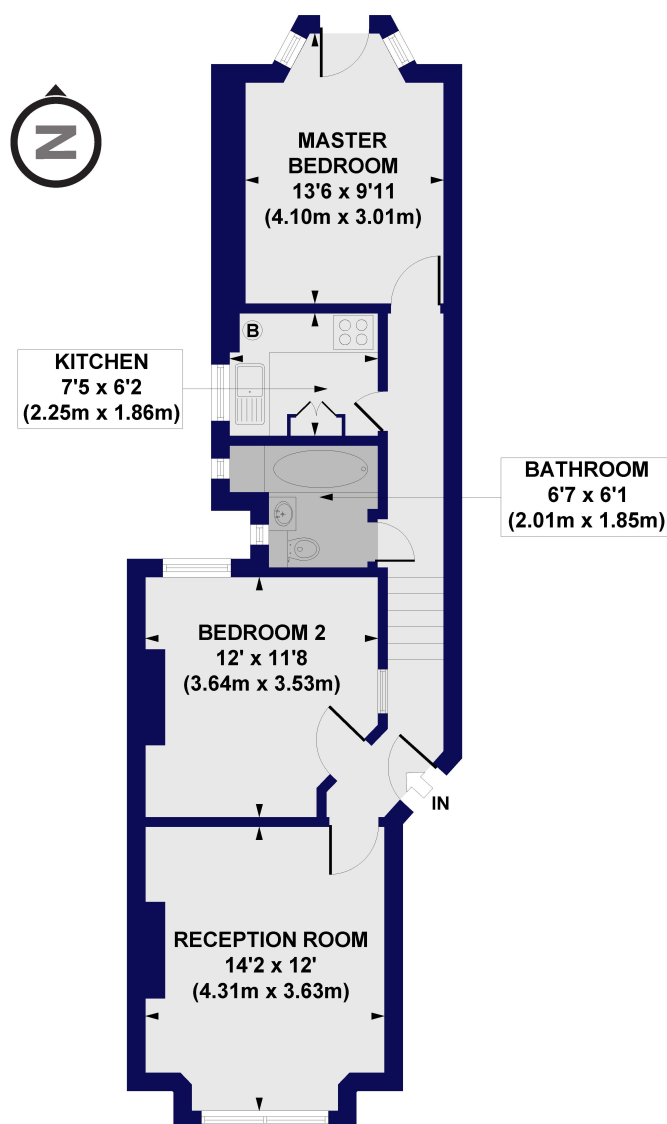
This is a well-proportioned and characterful flat with the added bonus of outdoor space, offering a rare opportunity to enjoy peaceful living in one of London's most vibrant and well-connected neighbourhoods.

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Haberdasher Street, N1
Approx. Gross Internal Floor Area 595 sq. ft / 55.25 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO250313>

Tenure: Leasehold

Term: 124 year and 10 months

Service Charge: £2490 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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