



HABERDASHER STREET, LONDON, N1  
**£525,000 LEASEHOLD**

## CHARMING 2-BED EDWARDIAN GROUND FLOOR FLAT WITH SHARED GARDEN

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](https://www.winkworth.co.uk)*

See things differently





## 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.

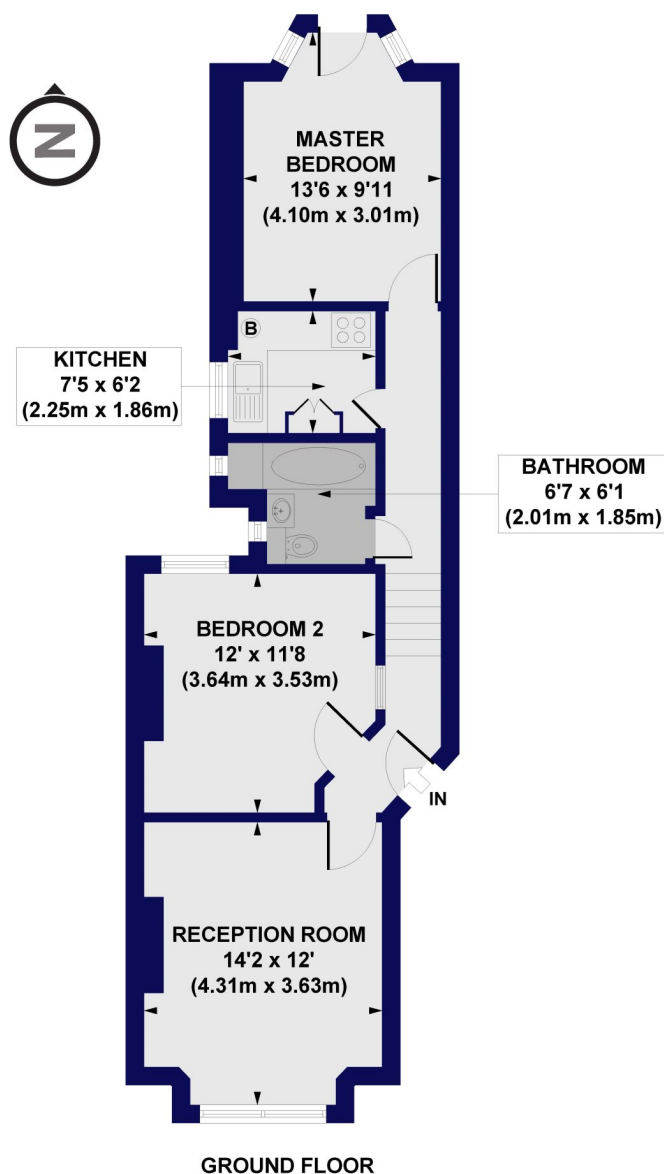
**Winkworth**





**Winkworth**

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



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.

**Winkworth**

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 9 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.

Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto: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.