

CRONDALL COURT, HOXTON, N1
£350,000 LEASEHOLD

FANTASTIC ONE BEDROOM APARTMENT WITH LARGE PRIVATE GARDEN IN THE HEART OF HOXTON

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See things differently

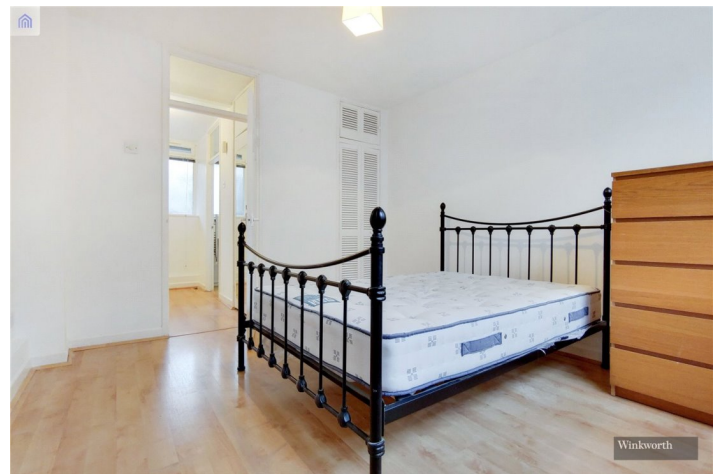


DESCRIPTION:

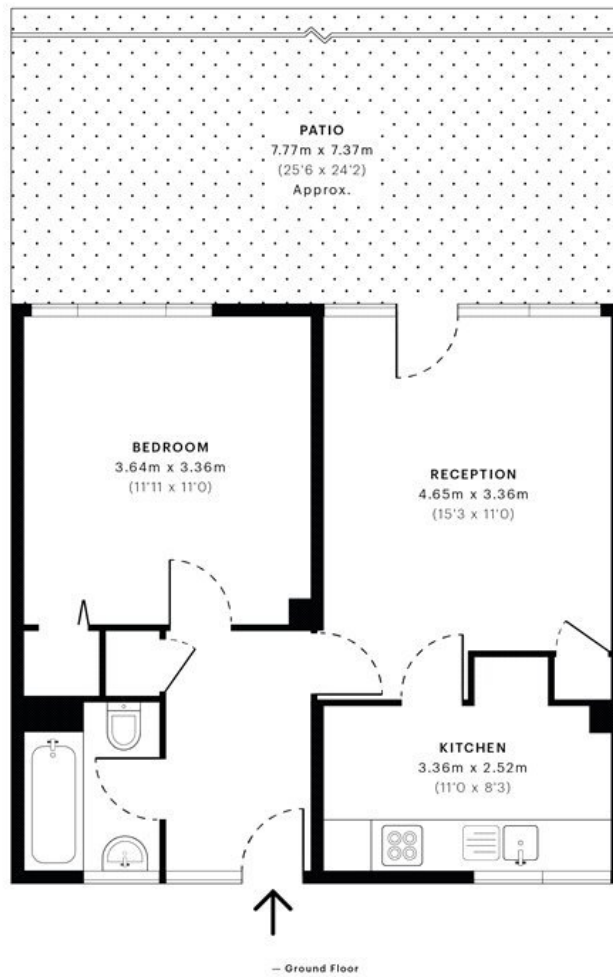
A spacious one-bedroom apartment located on the ground floor within this purpose-built development with a huge private rear garden. Upon entering the property you are greeted with a large entrance hallway with storage cupboard, family bathroom, large double bedroom with wardrobe, and living room/dinner leading to the newly fitted kitchen and access to the private garden.

Located on Pitfield Street the property is conveniently located with a huge choice of local amenities with Hoxton Square, Old Street, Shoreditch, Liverpool Street and the City all easily accessible. They also offer an array of boutique shops, cafes, restaurants and bars and is arguably one of the most trendiest areas in the whole of London. You also benefit from excellent transport links with Hoxton overground station and Old Street station a short walk away. There are also regular bus routes that can get you to and from the City.

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GROSS INTERNAL AREA (GIA)
The footprint of the property
45.83 sqm / 493.31 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
43.00 sqm / 462.85 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 47.21 sqm / 508.16 sqft
IPMS 3C RESIDENTIAL 44.71 sqm / 481.25 sqft

spec id: 6017e9f7a4b8610db787c147

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	70 76
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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