



FINN HOUSE, BEVENDEN STREET, LONDON, N1  
**£440,000 LEASEHOLD**

## BRIGHT AND WELL PRESENTED 2 BED ON THE 3RD FLOOR

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## DESCRIPTION:

The flat is located on the third floor of the well-regarded Finn House, a private block in the heart of Hoxton. This bright and spacious two-bedroom apartment offers comfortable modern living in one of London's most vibrant neighbourhoods.

The property features a generously sized kitchen/living space with large windows that bring in plenty of natural light, creating a warm and airy atmosphere throughout.

This is a fantastic opportunity to live in a central yet peaceful location, perfect for professionals seeking easy access to the City and West End.

Service charge: £1,350 per annum

Ground rent: £250 per annum

Lease: 150 years remaining

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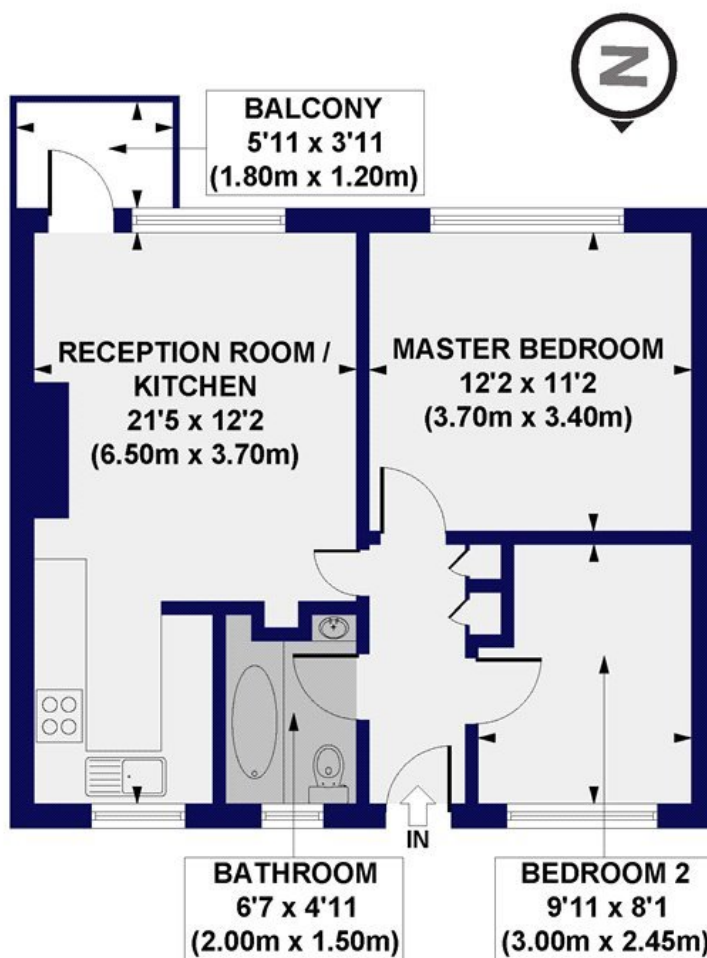




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**Finn House, Bevenden Street, N1**  
**Approx. Gross Internal Floor Area 528 sq. ft / 49.08 sq. m**



**THIRD 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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**Tenure:** Leasehold

**Term:** 149 year and 5 months

**Service Charge:** £1350 per annum

**Ground Rent:** £ 500 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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