



HEMSWORTH COURT, HOBBS PLACE ESTATE, LONDON, N1  
£335,000 LEASEHOLD

## 1-BEDROOM FLAT WITH BALCONY – HEMSWORTH COURT, HOXTON, N1

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## DESCRIPTION:

Located on the third floor of Hemsworth Court within the Hobbs Place Estate, this well-proportioned one-bedroom flat offers approximately 473 sqft of living space in a prime Hoxton location. The property features a bright open-plan living and dining area with direct access to a private balcony, providing a pleasant outdoor space to unwind.

The double bedroom offers good space and natural light, while the separate fitted kitchen and bathroom provide practical and functional layouts. The flat is well-suited for first-time buyers, professionals, or investors seeking a home in a vibrant and central part of London.

Ideally situated just moments from the wide range of amenities found along Hoxton Street, Pitfield Street, and Old Street, the flat benefits from excellent local shops, cafes, and transport connections, placing the City, Shoreditch, and wider London within easy reach.

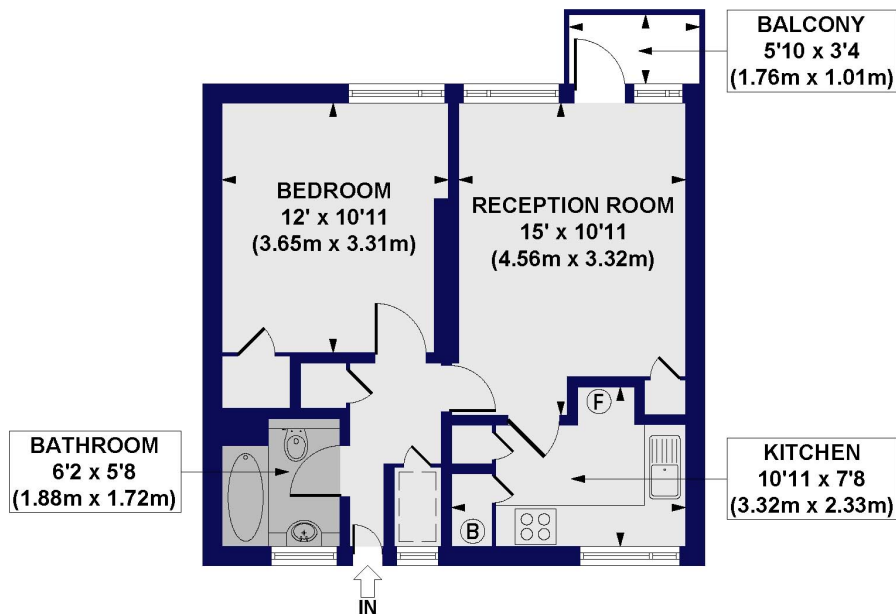
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**Hemsworth Court, Hobbs Place Estate, N1**  
**Approx. Gross Internal Floor Area 473 sq. ft / 43.93 sq. m**



**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+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Tenure:** Leasehold

**Term:** 88 year and 8 months

**Service Charge:** £960 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** A

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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