



FALSTAFF HOUSE, ARDEN ESTATE, LONDON, N1  
 'OFFERS IN EXCESS OF' £335,000 LEASEHOLD

## SPACIOUS ONE-BEDROOM APARTMENT IN HOXTON WITH JULIETTE BALCONY

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## DESCRIPTION:

A fantastic one-bedroom apartment in this purpose-built development in Hoxton. The property comprises entrance hall with storage cupboard leading to a spacious and bright open plan kitchen/living room with Juliette balcony, double bedroom, and family bathroom. The property has been totally refurbished throughout and is ideal for a first-time buyer.

The property boasts excellent transport links, with Old Street Underground Station being close by, along with Hoxton and Shoreditch Overground stations. The property also benefits from being close to multiple bus routes across the City. Falstaff House is conveniently located just south of Shoreditch Park and close to the ever-popular Hoxton Square as well as an array of shops, cafes, restaurants and bars in Old Street and Shoreditch.

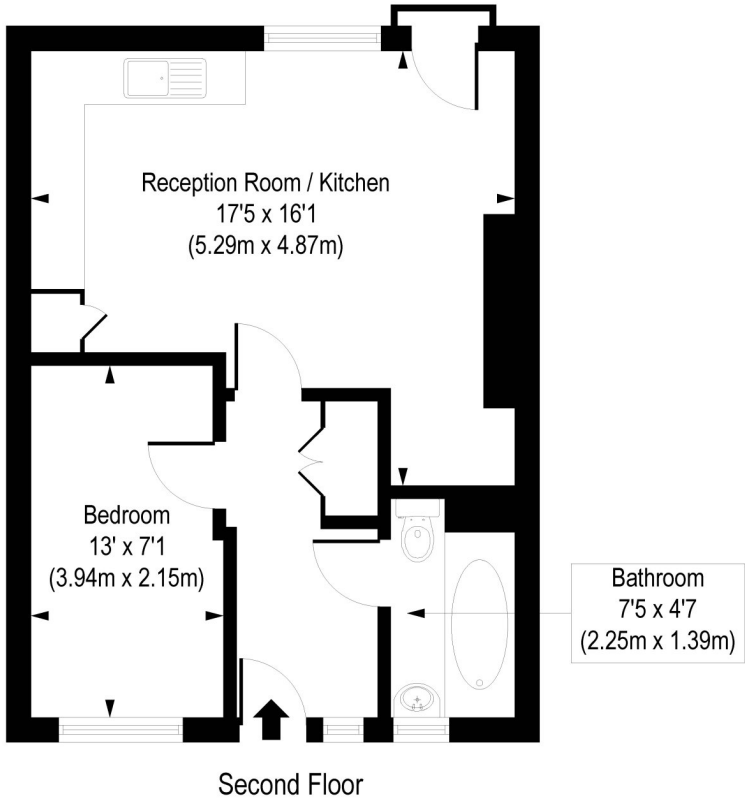
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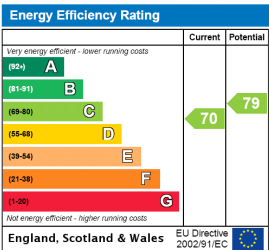
Falstaff House, N1

Approx. Gross Internal Floor Area 436 sq. ft / 40.49 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.



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