



HEMSWORTH COURT, HOBBS PLACE, N1
'OFFERS IN EXCESS OF' £365,000 LEASEHOLD

BEAUTIFUL ONE BEDROOM THIRD FLOOR APARTMENT WITH PRIVATE BALCONY

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DESCRIPTION:

A beautifully presented one double bedroom flat set on the top floor of this low-rise development, close to Shoreditch Park and Hoxton.

The property comprises secure fob entry system, entrance hall with storage cupboard leading to a spacious and bright living room with south facing balcony, separate kitchen with plentiful space for white goods, double bedroom with built in storage, and family bathroom.

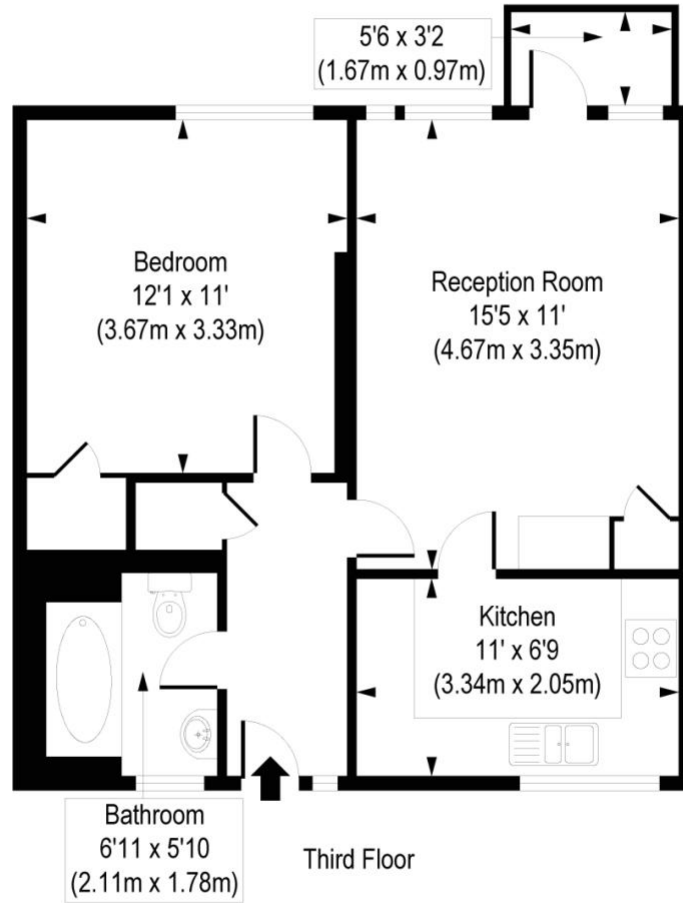
Located just off Hemsworth Street, the property is conveniently located with a huge choice of local amenities with Hoxton Square, Old Street, Shoreditch, Liverpool Street and the City all easily accessible. They also offer an array of boutique shops, cafes, restaurants, and bars and is arguably one of the 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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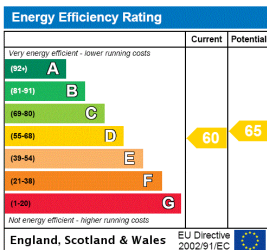
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Hemsworth Court, N1
 Approx. Gross Internal Area 491 sq. ft / 45.61 sq. m



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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