



NEVITT HOUSE, CRANSTON ESTATE, LONDON, N1
'OFFERS IN EXCESS OF' £450,000 LEASEHOLD

STYLISH AND CONTEMPORARY TWO BEDROOM APARTMENT IN HOXTON

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DESCRIPTION:

A stylish two-bedroom apartment located on the 4th floor of this well-maintained purpose-built block spanning 700sqf. The building benefits from lift access and has a secure phone entry system.

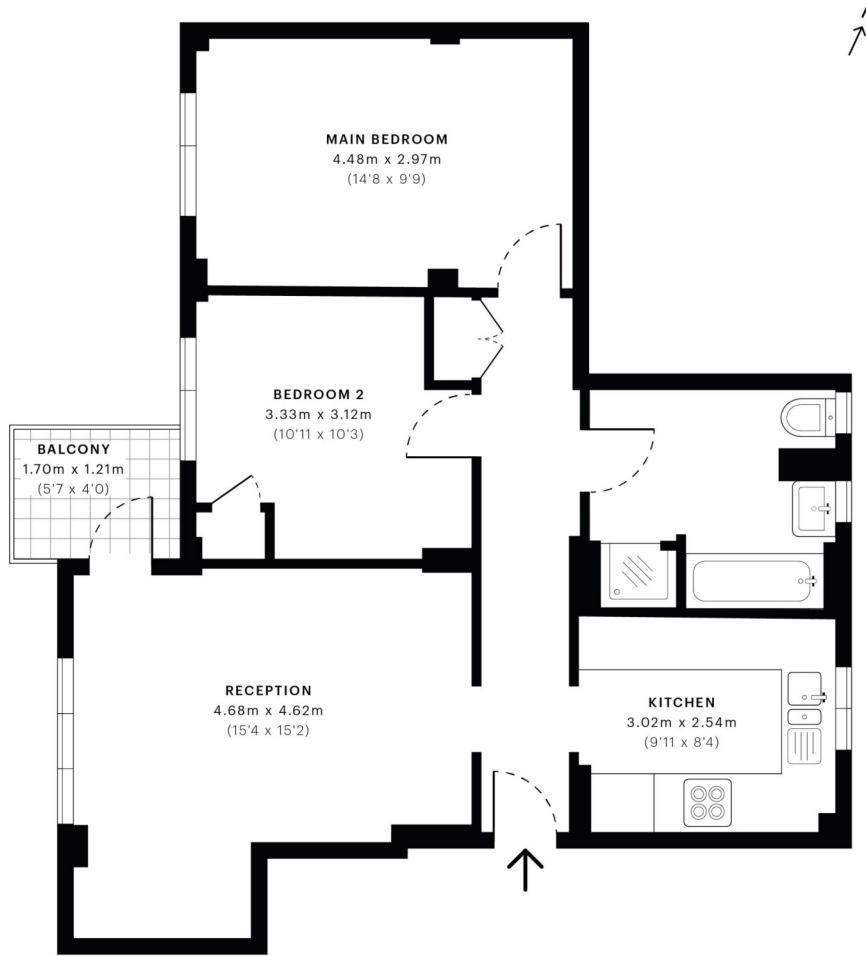
The flat comprises fitted kitchen with built in appliances including dishwasher, washing machine, fridge/freezer and wine cooler, light and spacious living room/diner with access to the balcony, family bathroom with bath and separate shower, master bedroom with plentiful space for wardrobe space and storage, and a further second double bedroom. The property also benefits from solid wooden flooring in the living room, kitchen and hallway, and a newly extended lease which has 175 years remaining.

Nevitt house is situated on New North Road and is conveniently located just south of Shoreditch Park which offers some open park land and you're also a short commute from Regents Canal. The property is well connected being close to Hoxton Overground station and Old Street underground station along with good bus routes.

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— Fourth Floor

 GROSS INTERNAL AREA (GIA) The footprint of the property 65.11 sqm / 700.84 sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 61.43 sqm / 661.23 sqft	 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 2.06 sqm / 22.17 sqft	 RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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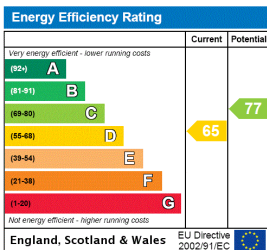


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 67.77 sqm / 729.47 sqft
IPMS 3C RESIDENTIAL 64.32 sqm / 692.33 sqft

SPEC ID 5f91c0fc4b4bb50d68d7ea57

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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