



Haberdasher Street, *Hoxton, N1*





Haberdasher Street, Hoxton, N1

£429,950
Leasehold

Haberdasher Street is perfectly placed for Shoreditch's rich choice of bars and restaurants. Old Street Underground station is within close proximity and there is an excellent choice of bus routes which provides easy access to The City and West End.

- 770sqft apartment
- Two double bedrooms
- Beautifully presented
- West facing
- Balcony
- Close to Hoxton Square
- Fantastic transport links
- EPC rating D

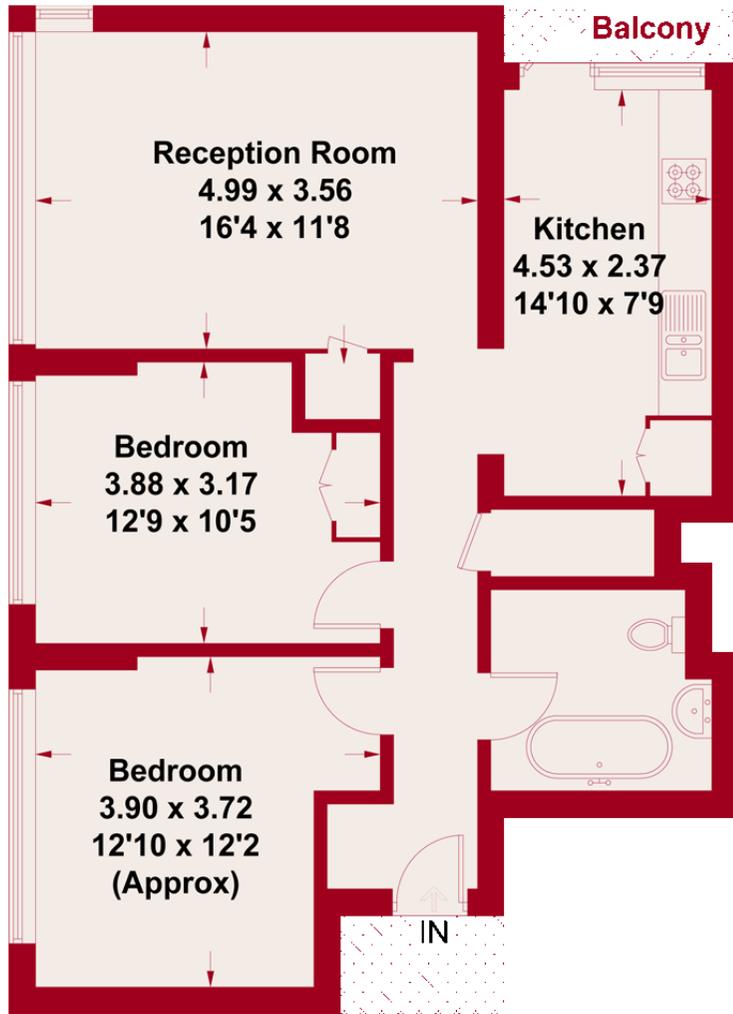
A beautifully presented and well proportioned apartment which offers extensive views from its sixteenth floor location in a purpose built block close to Hoxton Square.

For more information or to arrange a viewing please contact:

Clerkenwell
132-136 St John Street
Clerkenwell, EC1V 4JT
020 7563 5060
clerkenwell.sales@kfh.co.uk

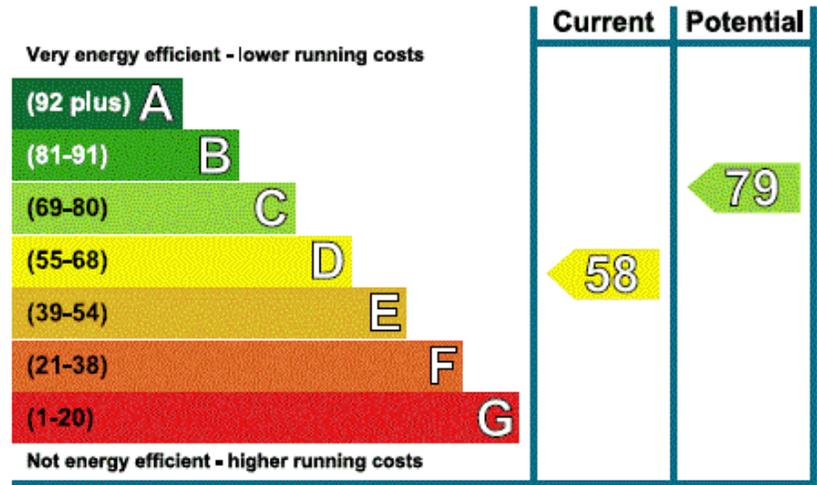
Kinleigh Folkard & Hayward

kfh.co.uk



Sixteenth Floor

kfh.co.uk **Charles Gardner Court**
 Approximate Gross Internal Area = 71.5 sq m / 770 sq ft
 Illustration for Identification Purpose Only. Not to Scale.



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.