



Regan Way, Hoxton, N1

BUTLER & STAG



Guide Price - £475,000 to £500,000
Located in the vibrant and ever-evolving neighborhood of Hoxton, this two-bedroom ex-local garden flat offers a unique blend of urban living and serene green space. Ideal for first-time buyers, young professionals, or small families, this property combines affordability with the convenience of city living.



Leasehold

- Beautiful Large Private Garden
- Close to Amenities of Hoxton High Street
- Two Double Bedrooms
- Large Open Plan Living Space
- Chain Free
- Hoxton (Overground) Close By

Key Features

Two Spacious Bedrooms: Both bedrooms are well-sized, providing ample room for furnishings and personal touches. Large windows ensure plenty of natural light, creating a bright and welcoming atmosphere.

Private Garden: One of the standout features of this flat is its private garden. Perfect for outdoor dining, gardening, or simply relaxing, this space is a rare find in such a central location.

Modern Kitchen: The kitchen is fully equipped with modern appliances and ample storage, making it both functional and stylish. It's designed to cater to the needs of home cooks and those who enjoy entertaining.

Living Area: The living area is spacious and versatile, with enough room for both a dining table and a comfortable seating arrangement. It opens up to the garden, creating a seamless indoor-outdoor living experience.

Contemporary Bathroom: The bathroom is sleek and modern, featuring high-quality fixtures and fittings, and designed with a clean, minimalist aesthetic.

Location

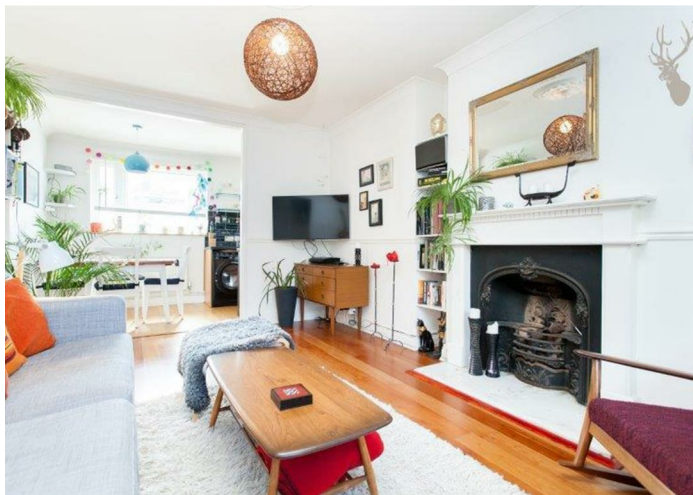
Hoxton is one of London's most sought-after neighborhoods, known for its eclectic mix of culture, creativity, and history. The flat is conveniently situated close to:

Transport Links: Hoxton Overground Station and Old Street Underground Station are both within walking distance, providing easy access to the rest of London.

Local Amenities: A variety of shops, cafes, and restaurants are on your doorstep, including the famous Hoxton Street Market.

Green Spaces: Besides the private garden, residents can enjoy nearby green spaces like Shoreditch Park and the Regents Canal, perfect for leisurely walks and outdoor activities.

Cultural Attractions: The flat is in close proximity to a range of cultural hotspots,

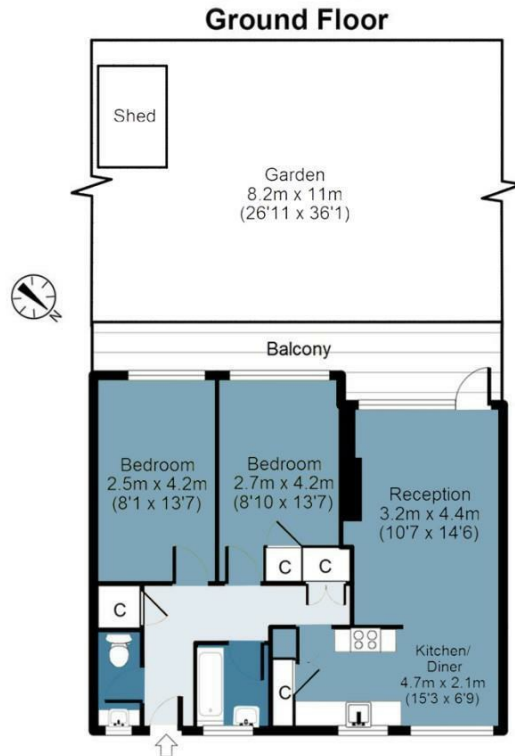




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Approx. Gross Internal Area 60.3 Sq M (649 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.