



Nuttall Street, London, N1

BUTLER & STAG





**\*Physical viewings taking place\* NO MORE THAN TWO SHARERS OR A FAMILY**  
**Huge 2 bedroom apartment with a study and outside space.**



- Two bedrooms
- One Bathroom
- One WC
- Study
- Private Balcony
- Fantastic Location
- Furnished

Bright and spacious furnished apartment offering two good sized double bedrooms and a study. Perfect for tenants working from home. The property features multiple storage cupboards, a family bathroom with separate WC, kitchen with appliances and a lounge/diner with a private balcony.

The property is only short distance to Shoreditch High Street and Hoxton Street which both boast an array of shops, restaurants and eateries. Its also a short distance Haggerston Park and London Fields making it easy to spend weekends on Broadway Market and Columbia Road Flower Market.

The area is also bordered by The City, Old street is just a 15 minute walk and with Shoreditch, Spitalfields, Clerkenwell, Bloomsbury and Islington are only a short distance away by public transport.

Hoxton station is less than a 10 minute walk, giving quick access to the City and Overground services.

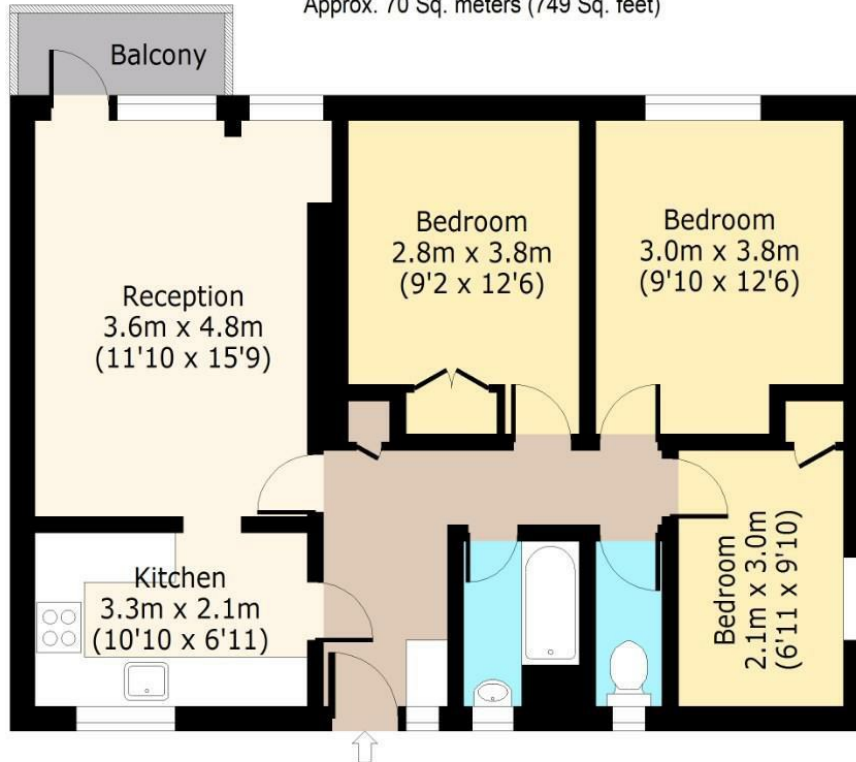






# Bracer House, Whitmore Estate, N1 Third Floor

Approx. 70 Sq. meters (749 Sq. feet)



Total area: approx. 73 Sq. meters (785 Sq. feet) (Including Balcony)  
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For illustration purposes only - not to scale

[www.lpaplus.com](http://www.lpaplus.com)

# BUTLER & STAG

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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.