Hobbs Place Estate, London, N1

BUTLER & STAG

Guide Price - £475,000 to £525,000 Three-bedroom duplex maisonette within a purpose-built block close to Shoreditch Park & Hoxton Market.

Leasehold

- Three Bedrooms
- Close to Hoxton Market
- Downstairs WC
- Newly Furbished Bathroom
- Close To Shoreditch Park
- Ample Storage Throughout
- 802 Sq Ft
- Newly Furbished Kitchen

Guide Price £475,000 to £525,000
Three-bedroom maisonette within a purpose-built block close to Shoreditch Park.

As you enter the property through your private front garden and door there is a beautiful family kitchen that feels very homely, a welcoming reception room with space for a dining table making it ideal to relax and entertain and a downstairs WC.

On the first floor, there are two good size double bedrooms, a third single bedroom, and a newly refurbished family bathroom is also located on this floor.
The property had ample storage throughout and offers a lot of space.

Location;

Hemsworth Street is perfectly located between Hoxton and Islington with an array of everyday amenities alongside award-winning bars and restaurants.
Upper Street is a short walk away along the canal that offers several alternative activities such as several cinemas and a theatre and more boutique shops.

Transport:

Shoreditch Park is opposite and is ideal for a quiet walk.
Old Street Underground on the Northern Line is the closest tube station.
Hoxton Overground Station is less than five minutes away and offers quick routes to Central London.
Ideal for first-time buyers, those looking to upsize and investors.

*LEASE LENGTH - 91 years
*SERVICE CHARGE -£1843.33 PA
*GROUND RENT - £9 PA
* GROUND RENT REVIEW - 356 DAYS
*COUNCIL TAX - BAND B

Hemsworth Court, N1

Approx. Gross Internal Area 802 Sq Ft - 74.51 Sq M

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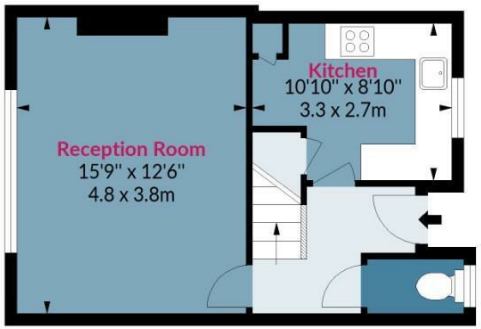

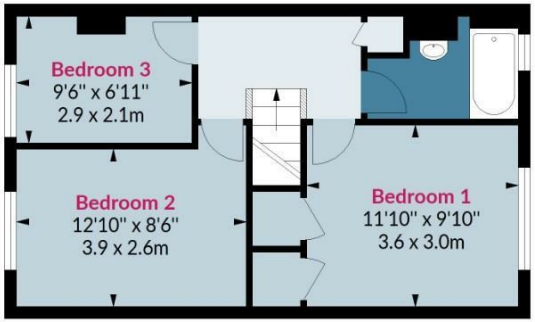

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First Floor

Floor Area 373 Sq Ft - 34.65 Sq M

Second Floor

Floor Area 429 Sq Ft - 39.85 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 20/7/2023

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.

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