

Hoxton Street, London, N1 6LP



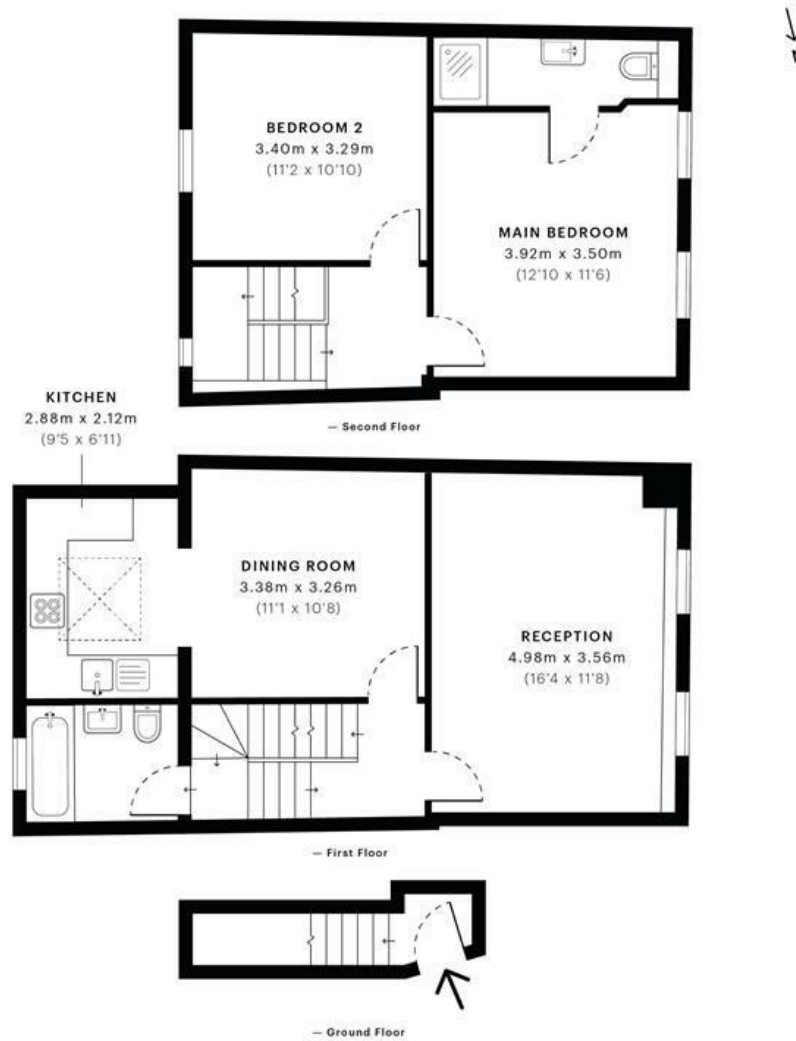
£2,500 Per Month

This larger than normal two bedroom property comprises of two double bedrooms, an open plan living area with fully integrated kitchen and a modern bathroom.

Conveniently nestled between Hackney Road and Kingsland Road on Long Street the property gives easy access to Columbia Road, Broadway Market, Regents Canal while being a stone throw away from the cafe's, bars, restaurants and shops Shoreditch has to offer.

Walking distance to Old Street, Liverpool Street Shoreditch and Hoxton's station while having a plethora of bus routes on Old Street and Kingsland Road.





GROSS INTERNAL AREA (GIA)
The footprint of the property
83.93 sqm / 903.41 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
75.05 sqm / 807.83 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



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 79.76 sqm / 858.53 sqft
IPMS 3C RESIDENTIAL 75.61 sqm / 813.66 sqft

SPIC ID: 608133c8ca5b0f0dcd3cab85

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	