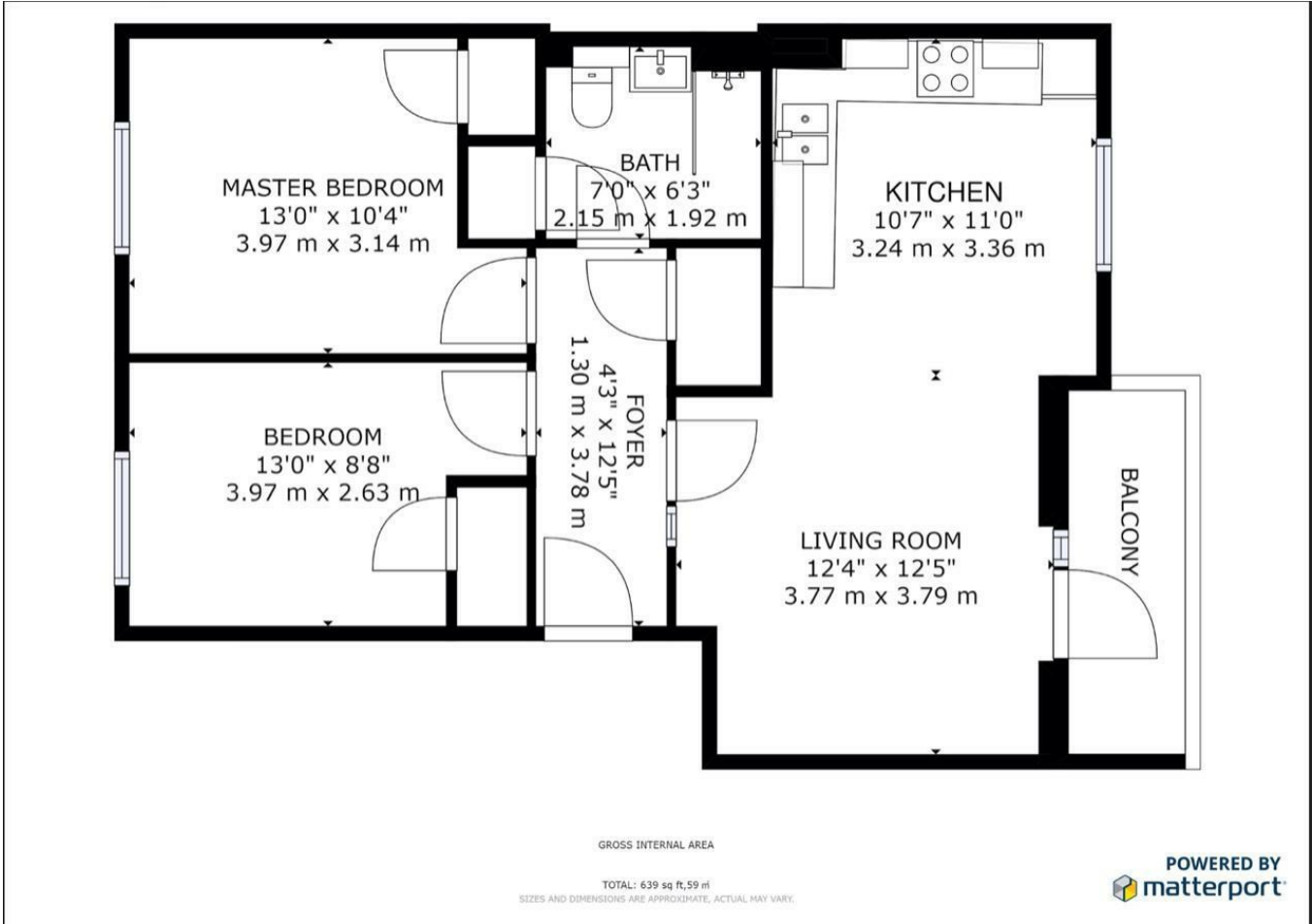




### £2,500

Spacious and bright two double-bedroom apartment ideally located in a secured gated development in the heart of Hoxton. This apartment benefits from a bright open-plan lounge-diner, a private balcony, a modern bathroom, two double bedrooms with good storage, and a secure entry phone system. Furnished.

This building benefits from lift access and is located approximately one minute to Hoxton Station as well as a short walking distance to Shoreditch, Old Street, and the City. A number of popular bars and restaurants are located nearby. Available from the beginning of May.





- Two Double Bedrooms
- Private Balcony
- Good Storage
- Moments from the Station
- Secure Entry System
- Modern Bathroom
- Built-In Kitchen Appliances
- Available early May
- 24/7 Transport Links



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

