



Hackney Road, Hoxton, E2

Offers over: £425,000

Benham
& Reeves

Hackney Road, Hoxton, E2

 1 Bedroom  1 Bathroom  Leasehold

This stunning one bedroom apartment, located on the second floor, spans 485 square feet (approximately) and has been finished to an exceptionally high standard throughout. Perfectly positioned in one of London's most creatively dynamic and culturally vibrant boroughs, Shoreditch is the ultimate destination for modern city living. Within walking distance of the City, it also offers superb connections to the rest of London and beyond.

The property benefits from its proximity to the many shops, restaurants, and bars of Shoreditch and Hoxton, while the vibrant scene of Brick Lane is just moments away. Local weekend markets, including Columbia Road Flower Market and Spitalfields, add to the area's unique charm.

Several Underground and Overground stations are within easy walking distance, including Shoreditch High Street, Hoxton, Old Street, and Liverpool Street. Additionally, direct bus links provide easy access to the City, Waterloo, and the West End.



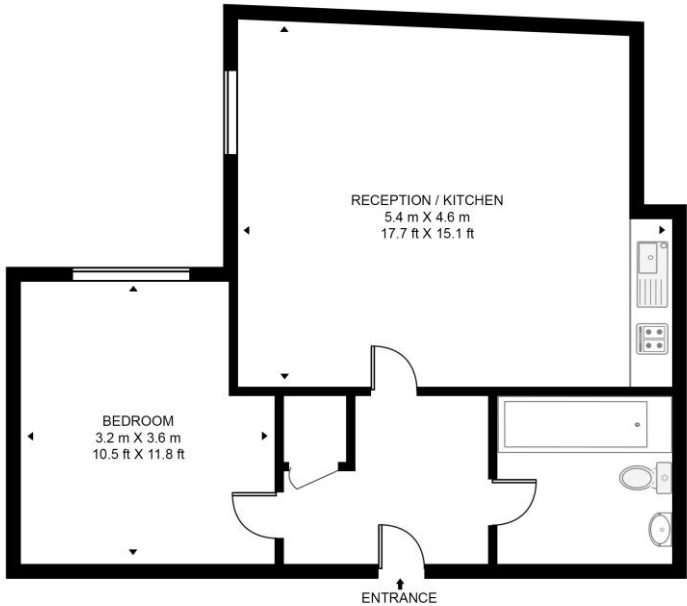
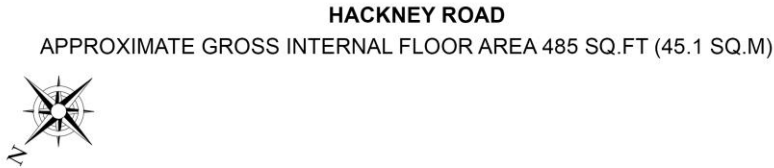


Property Features:


- One Bedroom
- One Bathroom
- 485 square feet
- Second floor
- 0.2 miles from Hoxton station
- 0.2 miles from Columbia Road Flower Market



Hackney Road, Hoxton, E2



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£425,000
Tenure:	Leasehold Expires 28/02/2270 Approximately 244 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,010.00 (per annum) to April 2026
Anticipated Rent:	£1,900.00 pcm Approx. 5.4 % Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250035

T: 020 7213 9700
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W: www.benhams.com

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