



# Westland Place, Hoxton, N1

Asking Price: £625,000

 Benham  
& Reeves

# Westland Place, Hoxton, N1

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

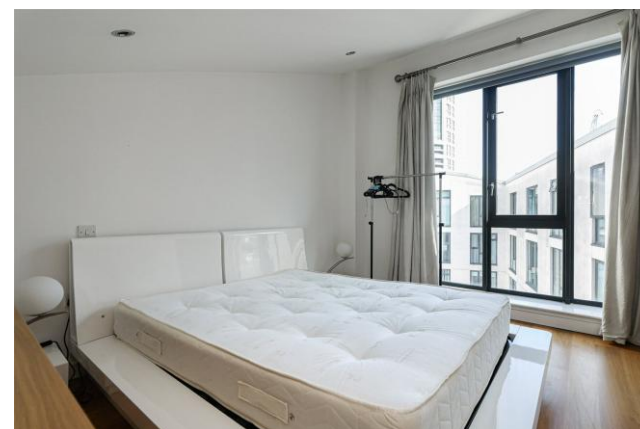
This exceptional property spans approximately 870 square feet and features an open-plan reception room with a fully fitted kitchen area, integrated appliances, and a large living/dining area that leads to a private balcony. The principal bedroom is located on the upper floor of the apartment and includes fitted wardrobes. The second bedroom is located on the lower level and has balcony access. There is also the main bathroom and a large storage cupboard.

Westland Place benefits from secure entry, communal garden access, and on-site bike storage.

Local attractions: The Regents Canal, as well as the shops, bars, and restaurants of Shoreditch and Hoxton Square, are all just a half a mile away, offering a vibrant lifestyle right on your doorstep.

Educational institutions: Near renowned institutions including City, University of London and London Metropolitan University.

Transport links: A quarter of a mile from Old Street station and the famous Silicon Roundabout, ensuring excellent connectivity with nearby Old Street (Northern line) and Angel (Northern line) stations, providing swift access to the City, Canary Wharf, and beyond.





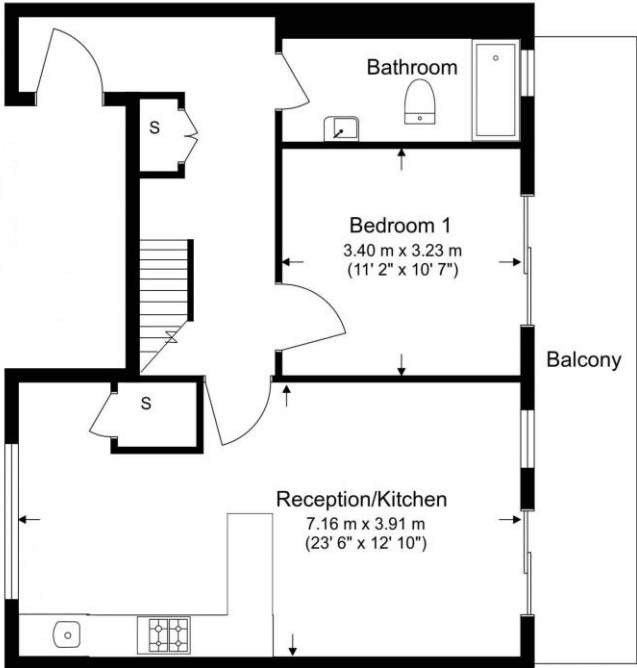


## Property Features:

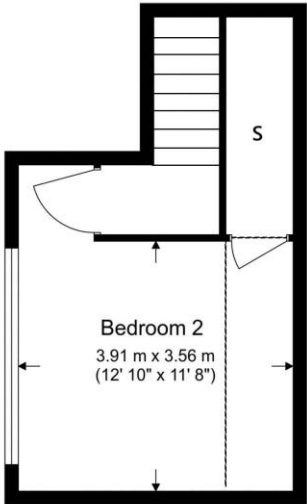
- Two Bedrooms
- One Bathroom
- Private Balcony
- Duplex Apartment
- Lift Access
- On-Site Bike Storage
- Chain Free



Total Gross Internal Area  
82 Sq/m - 870 Sq/ft



5th floor



6th Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

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

Asking Price:	£625,000
Tenure:	Leasehold Expires 31/12/3004 Approximately 979 Years Remaining
Ground Rent:	£300.00 (per annum) 2025
Service Charge:	£6,696.00 (per annum) 2024

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: BEA200175

T: 020 7213 9700

E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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