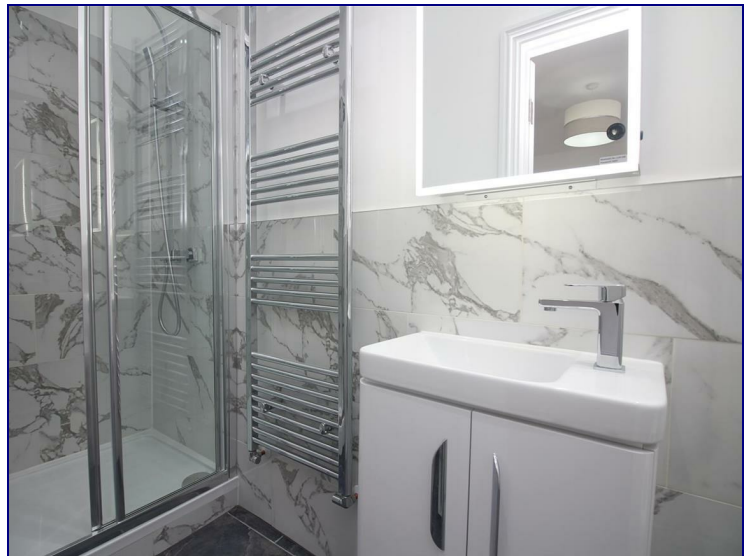


Hoxton Street, London, N1 6LP



£2,000 Per Month

Brand new, be the first to live in the property.

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.

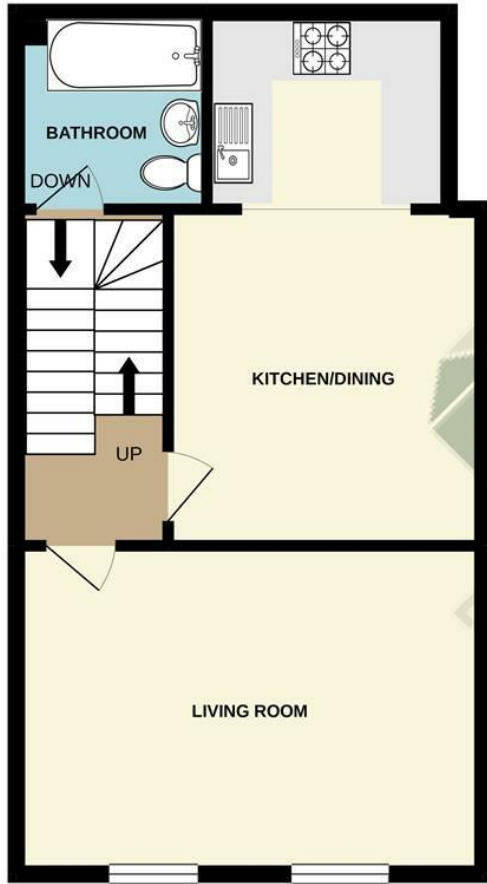
Conveniently nestled between Hackney Road and Kingsland Road on Long Street the property gives easy access to Columbia Road, Broadway Market, Regents Canal while being a stone throw away from the cafe's, bars, restaurants and shops Shoreditch has to offer.

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.



FIRST FLOOR

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(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 (CO ₂) 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		

