



BUTLER & STAG

30 Gopsall Street | Hoxton
| N1

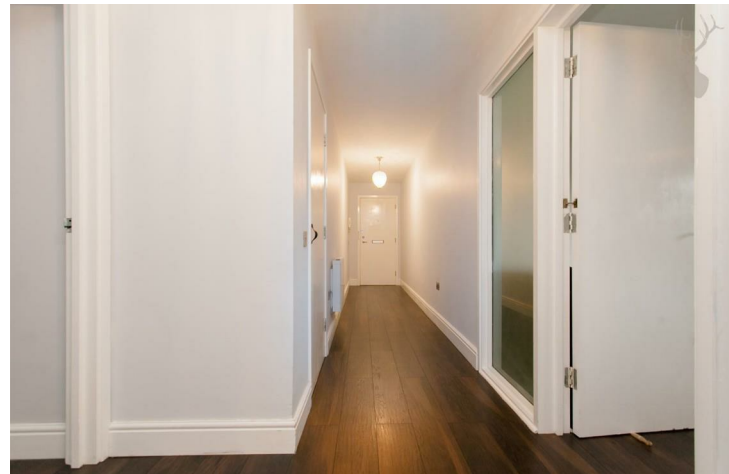
*PRICE GUIDE £600,000 - £650,000 *Physical Viewings Being Accepted**

Forming part of this excellently located modern gated building is this well-proportioned stunning two-bedroom apartment.

- *Two Double Bedrooms*
- *Gated Development*
- *Off Street Parking*
- *Private Balcony*
- *Open Plan*
- *Overlooking Park*

Price Guide £600,000 | Leasehold

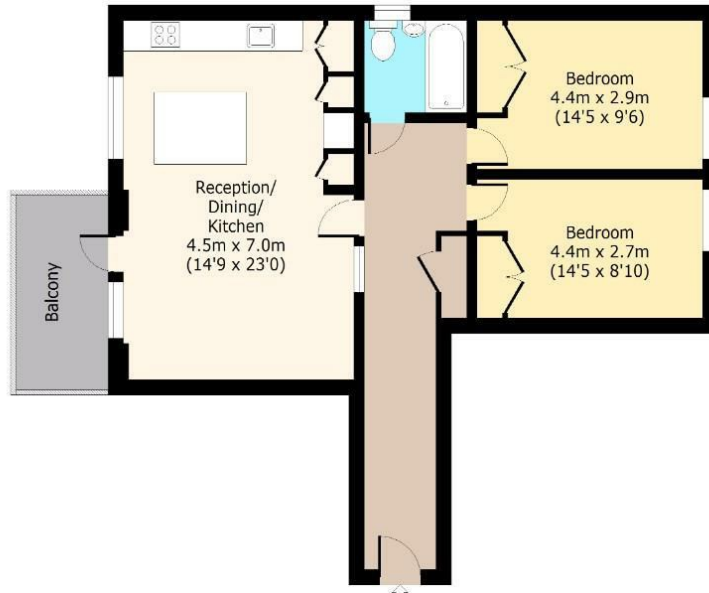
Flooded with light & situated on the raised ground floor, this property comprises an open plan living space/kitchen leading to a private south facing balcony overlooking Shoreditch Park, two double bedrooms, master bathroom, extremely large hallway and ample storage. Presented in outstanding condition and recently refurbished, features include allocated off-street parking space, double glazing throughout, new flooring, custom-built contemporary kitchen with stone worktops, stylish bathroom, and brand-new water heater and radiators. Gopsall Street is perfectly located for excellent transport links which include Haggerston and Hoxton Overground Stations and Old Street Underground Station as well as various bus routes allowing for swift and direct access to the City and West End, all of which are within a short walk. The Regent's Canal is within a stone's throw away offering idyllic cycle paths and walks. A plethora of eateries, shops and amenities are also nearby in Hoxton and Shoreditch. Offered chain free.





**Mawson Court,
Gopsall Street, N1**

Ground Floor
Approx. 78 Sq. meters (840 Sq. feet)



Total area: approx. 78 Sq. meters (840 Sq. feet) (Excluding Balcony)
Total area: approx. 84 Sq. meters (915 Sq. feet) (Including Balcony)

For illustration purposes only - not to scale
www.ipaplus.com



BUTLER & STAG

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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			
		73	84
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		