



Pitfield Street, Hoxton
£450,000

Nestled within this a well maintained brick built apartment block is this well proportioned TWO BEDROOM flat. Enviably located just minutes from HOXTON SQUARE, excellent transport links provided by Hoxton and Shoreditch High Street Overground Stations plus Old Street Underground and Rail Station are all within walking distance. The property comprises entrance hall with ample storage, leading to two double bedrooms, spacious lounge, separate kitchen, W.C. and bathroom.

£450,000



Living Room

4.96 x 3.42 (16'3" x 11'3")

Double glazed window, laminate wood flooring, radiator, TV & Power Point.

Kitchen

3.40 x 2.03 (11'2" x 6'8")

Range of wall and floor units, stone finish worktops, stainless steel sink with mixer tap, space for washing machine, freestanding 4 - gas burner hob and electric oven, washer/dryer, space for fridge/freezer, double glazed windows, built-in cupboard, boiler and power points.

Bedroom One

3.63 x 3.47 (11'11" x 11'5")

Laminate wood flooring, double glazed window, power & TV point.

Bedroom Two

3.87 x 2.82 (12'8" x 9'3")

Laminate wood flooring, double glazed window, power point.

Bathroom

2.04 x 1.90 (6'8" x 6'3")

Bath with mixer tap and shower attachment, sink with twin taps and vanity unit, double glazed frosted window.

W.C.

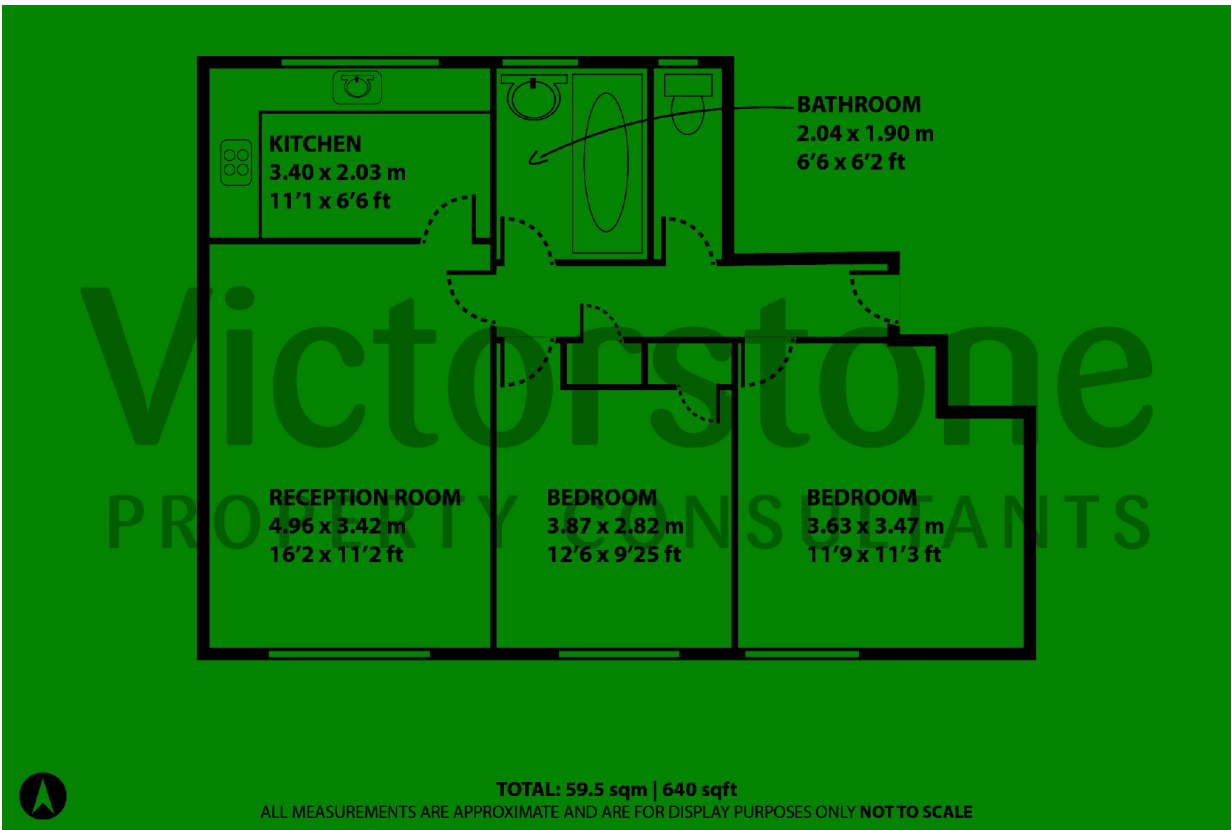
Low lever W.C., double glazed frosted window.

Entrance Hall

Entrance phone, laminate wood flooring.



- No chain
- Double glazing
- Separate Lounge
- 600m to Old Street Station



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(50-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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