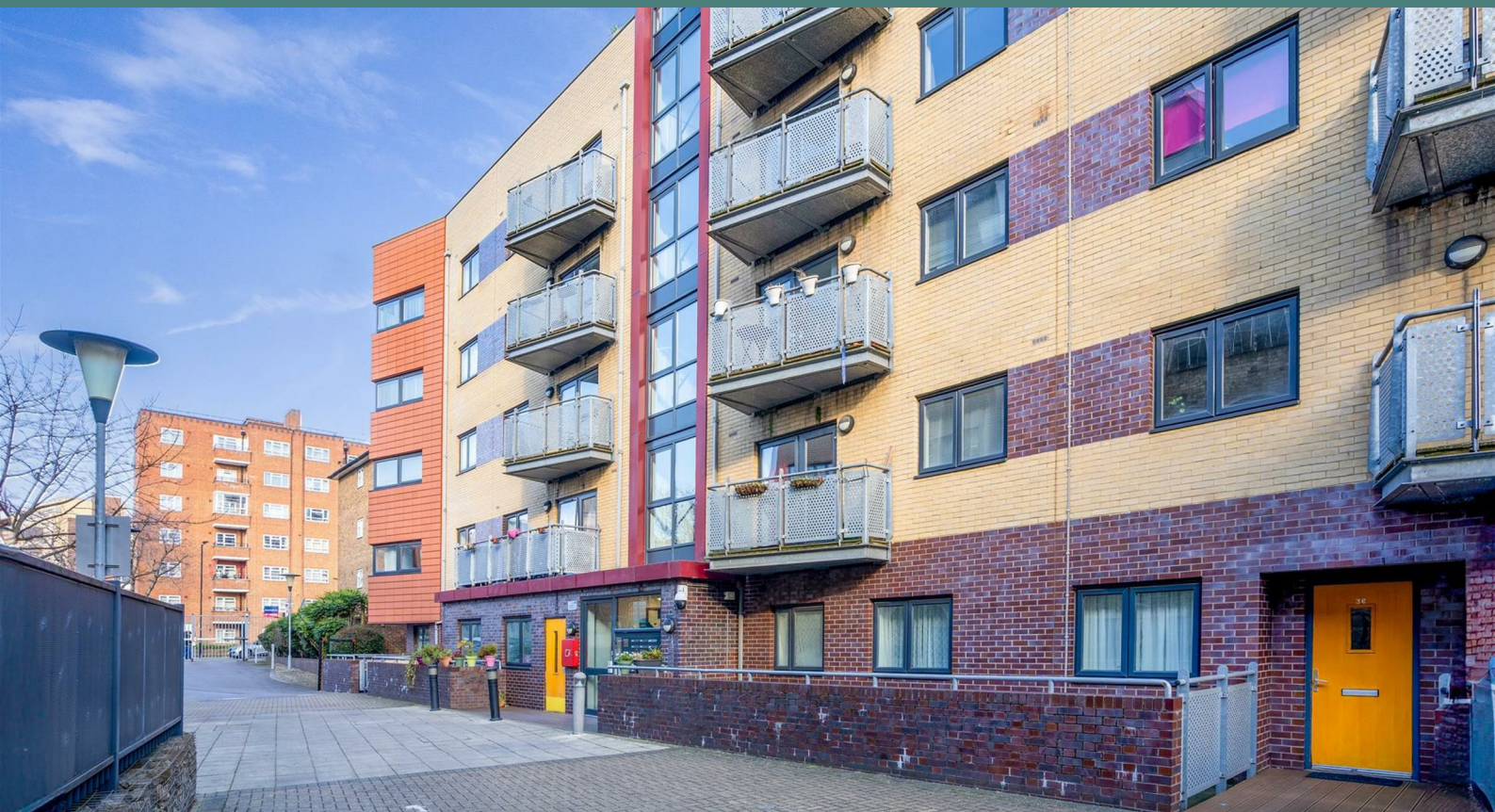




ISLINGTON PROPERTIES



## Murray Grove

Hoxton, N1  
£675,000  
Leasehold

Expansive three bedroom apartment set within this modern development, located close to Old Street and the bars and restaurants of Hoxton. The flat boasts its own private garden, a superb finish and offers secure allocated parking. Old Street underground station (Northern line/Overground) and the bus routes on City Road are within easy reach. Available on a chain free basis and further benefiting from an extended lease.

- Offered chain free
- Private garden
- Benefits from a lift
- Lease being extended by the current owner
- No ground rent
- Central location
- Superb finish
- Spacious reception room
- Council Tax: Band E

### Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



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## Additional information

Lease Term: 80 Years

Service Charge: £2,380.32

Service Charge Review: Annually

Ground Rent: £0

Heating: Electric

Electricity Supply: Mains

Water Supply: Mains

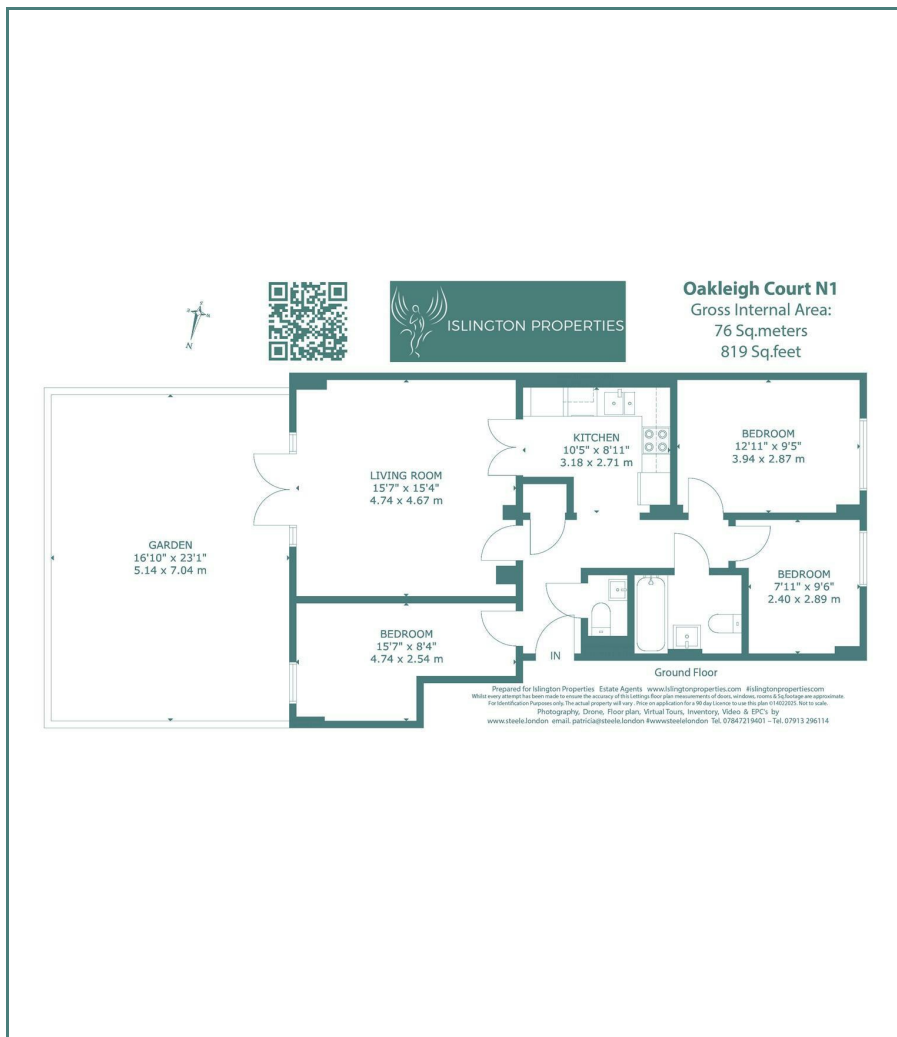
Sewerage: Mains

Broadband Service: Predicted Speed Standard, Ultrafast, Superfast (Ofcom)

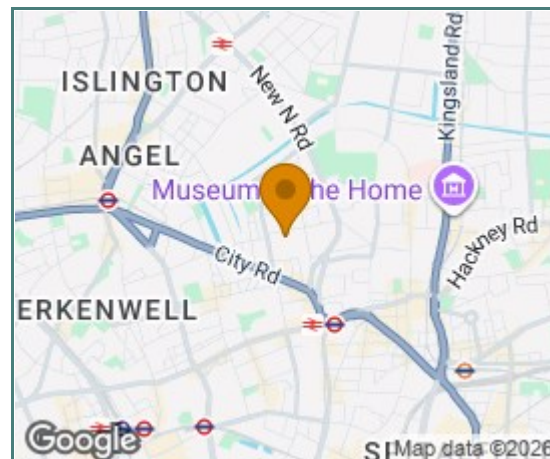
Mobile Signal: Likely voice coverage O2, limited voice coverage Three, EE, Vodafone (Ofcom)

Parking: Secure allocated space

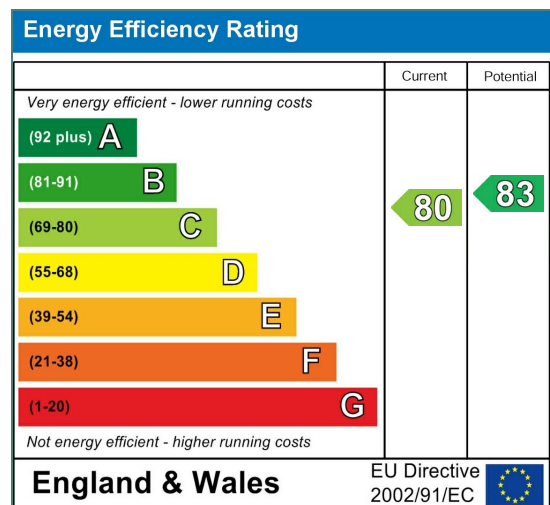
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Council Tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your solicitor prior to exchange of contracts.