

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hoxton Sq

London, N1 6NU

£2,750 Per Calendar Month



A striking two-bedroom apartment set on the second floor of a modern, purpose-built block overlooking the ever-popular Hoxton Square — right at the centre of East London's creative and social scene.

Offering close to 800 sq ft of well-balanced living space, the apartment has been designed with both comfort and style in mind. The heart of the home is a generous open-plan living and dining area with a contemporary fitted kitchen, creating an ideal space for relaxing evenings or hosting friends. Both bedrooms are excellent-sized doubles with ample room for storage, while the bathroom is finished in smart, modern tiling with quality fittings throughout. Large windows allow for plenty of natural light, enhancing the bright and airy feel across the property.

This is a home that works perfectly for professional sharers looking for equal bedroom sizes, or for a couple wanting extra space to work from home without compromising on location.

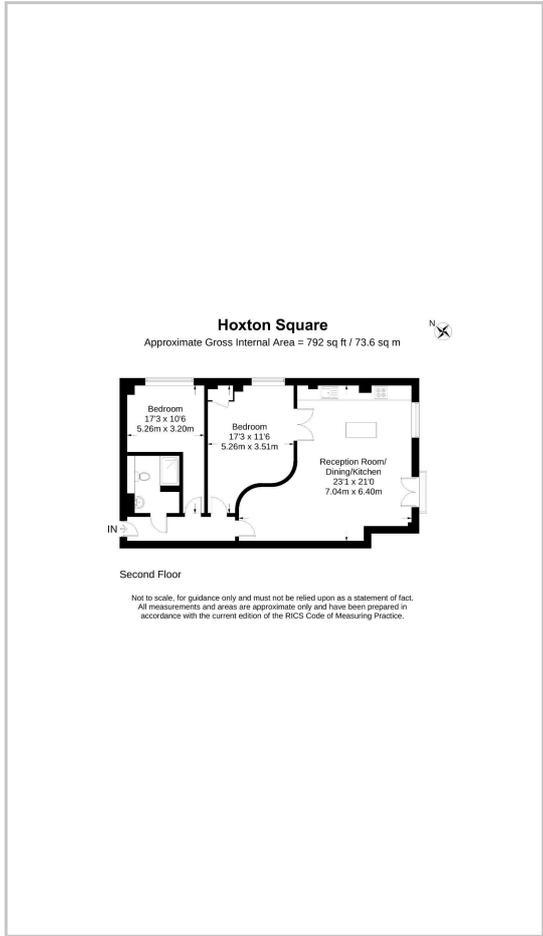
Hoxton Square itself needs little introduction — a lively hub known for its mix of independent cafés, award-winning restaurants, buzzing bars, galleries and boutique shops. Shoreditch and Old Street are moments away, placing you firmly in one of London's most dynamic neighbourhoods.



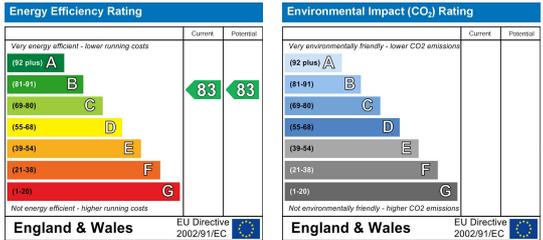
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.