

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Purcell Street

London, N1 6RD

£3,300 Per Calendar Month



Located at Purcell Street, this three-bedroom ground floor maisonette enjoys a prime position in the heart of fashionable Hoxton, just a short walk from Hoxton Square, the vibrant bars and restaurants of Shoreditch, and the tech hub around Old Street's Silicon Roundabout. The popular Britannia Leisure Centre is also nearby, offering a range of fitness facilities, a swimming pool, and sports courts.

Set within an attractive purpose-built development, the property is finished in a neutral décor and offers a spacious lounge, a separate modern kitchen, and a convenient guest cloakroom. Upstairs are three generously sized bedrooms and a contemporary bathroom with shower over bath. A private garden provides rare outdoor space for such a central location, while excellent transport links via Old Street Station, Hoxton Overground, and numerous bus routes ensure swift access to the City, Canary Wharf, and beyond.



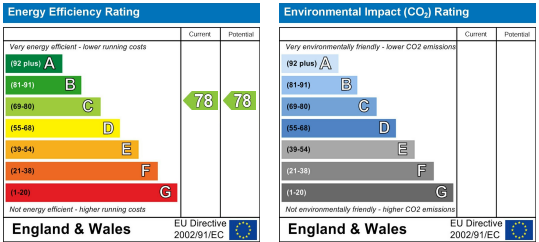
Area Map



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.