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# Hoxton Square, Shoreditch, N1

Guide Price £600,000



\*Guide Price £600,000 to £625,000

Positioned on the iconic Hoxton Square, this impressive two-bedroom, two-bathroom apartment sits on the second floor of a modern, well-maintained purpose-built development, offering the perfect blend of style, comfort, and unbeatable location.

The apartment features a generous open-plan living and dining space with direct access to a private balcony, ideal for al fresco dining or watching the world go by. The contemporary fitted kitchen is streamlined and practical, complete with integrated appliances.

Both bedrooms are spacious doubles, with the principal bedroom benefiting from an en-suite shower room. The second bedroom also offers direct access to the balcony — a rare feature that enhances the layout and lifestyle appeal of the home. A sleek main bathroom completes the accommodation.

Additional features include wooden flooring, double glazing, lift access, video entry system, and a designated secure underground parking space — a premium asset in this prime location.

Just a stone's throw from Old Street Station, Shoreditch High Street, and surrounded by independent cafes, restaurants, bars, and galleries, this is a superb opportunity for professionals, investors, or anyone seeking a vibrant city home in the heart of East London.



## KEY FEATURES

- 2 Double Bedrooms
  - 2 Bathrooms
  - 2 Private Balconies
- Separate Fully Fitted Kitchen
- Designated Underground Parking Space
- 999 Year Lease From 2001
  - Lift Access
- Centrally Located







