



HUNTERS[®]
HERE TO GET *you* THERE



Murray Grove, London, NI

Offers In Excess Of £400,000



A bright and beautifully presented one-bedroom apartment, newly refurbished to a high standard throughout, situated on the fourth floor of Oakleigh Court, Murray Grove. Offering approximately 488 sq ft (45.4 sq m) of living space, a private balcony and an exceptionally peaceful setting.

The apartment features a spacious open-plan reception and dining area with attractive wood-effect flooring and direct balcony access. A sleek modern kitchen offers integrated appliances and generous worktop space, while the well-proportioned double bedroom benefits from fitted wardrobes. A contemporary bathroom completes the accommodation.

Tucked away in a surprisingly quiet location, Oakleigh Court is ideally positioned within easy reach of Old Street, Hoxton and Shoreditch, offering excellent transport connections alongside an abundance of independent cafés, restaurants and local amenities.

An ideal first-time purchase, investment or London home, combining stylish interiors, private outdoor space and a fantastic NI location.

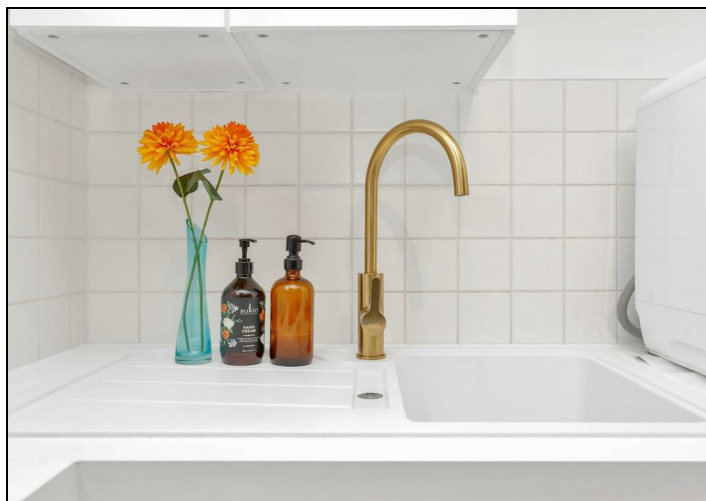
**** What the owner says ****

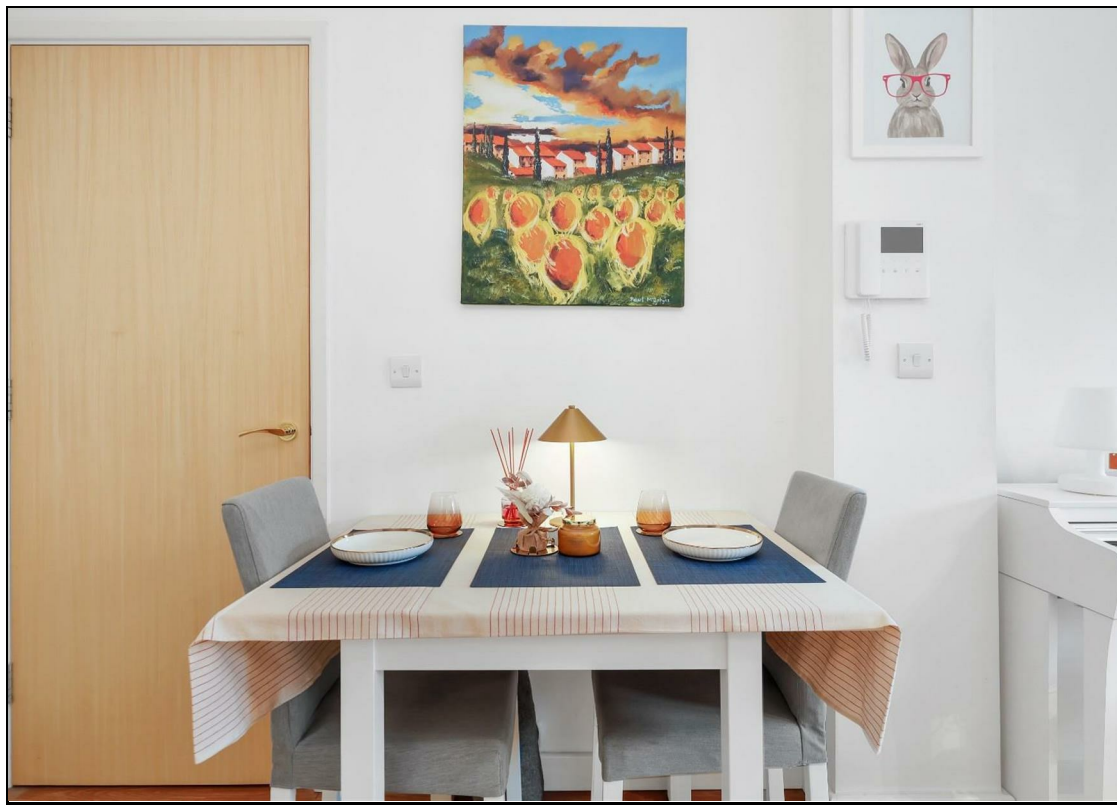
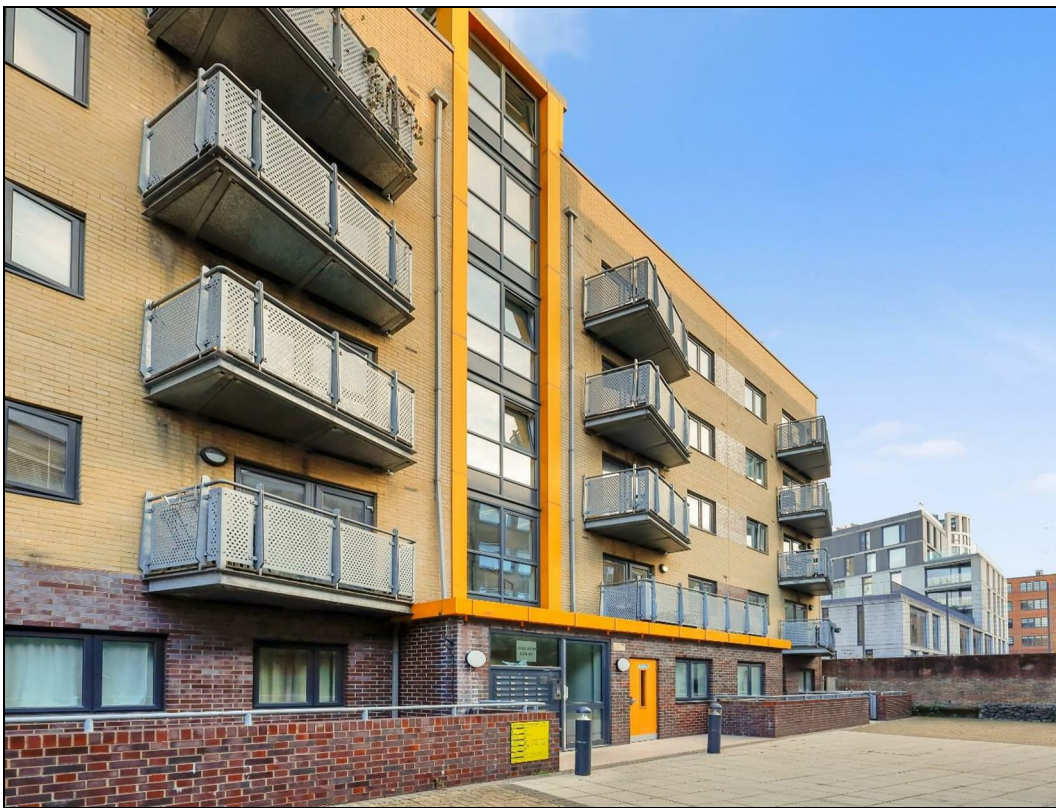
This apartment has been my urban sanctuary, offering a sense of peace from watching the sun rise over the city skyline to enjoying long hours of natural light on the balcony. The central courtyard provides a rare feeling of openness right in the heart of London, while the sweeping hallway and bright interiors bring instant tranquility inside. Minutes away from restaurants, theatres, and galleries, this secure, gated community offers total privacy and absolute peace of mind when I travel. I have never let space limit my ambition here; the dining table extends effortlessly to host friends and family. Ultimately, it has been my sanctuary, my launching pad for travel, and a wonderful space to bring people together.



KEY FEATURES

- Bright and well-presented one-bedroom apartment
 - Fourth-floor position
 - Private balcony
 - Approximately 488 sq ft (45.4 sq m)
 - Exceptionally quiet and peaceful setting
- Spacious open-plan reception and dining area
- Generous double bedroom with fitted wardrobe
 - 170 year lease
 - No ground rent
- Conveniently located for Old Street, Hoxton and Shoreditch











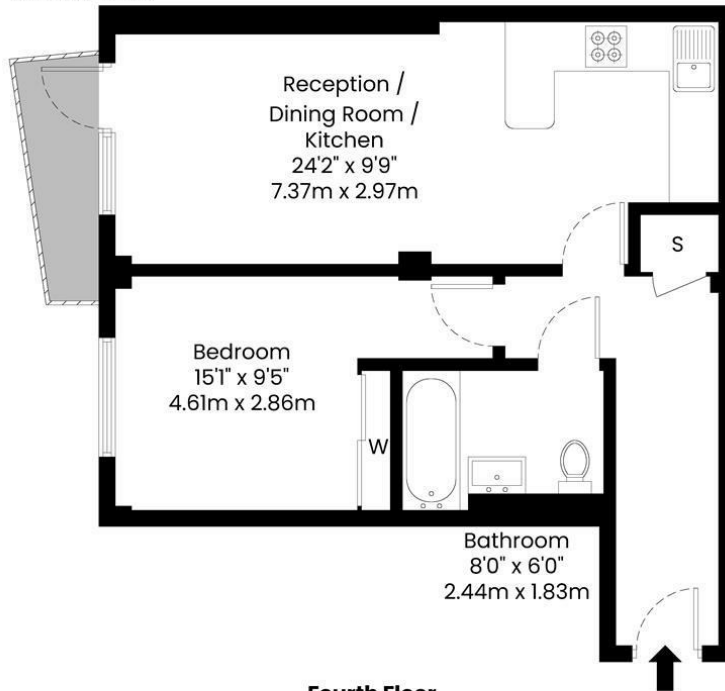


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Oakleigh Court, N1

GROSS INTERNAL AREA
45.4 sq m / 488 sq ft

Balcony
10'5" x 2'0"
3.17m x 0.61m



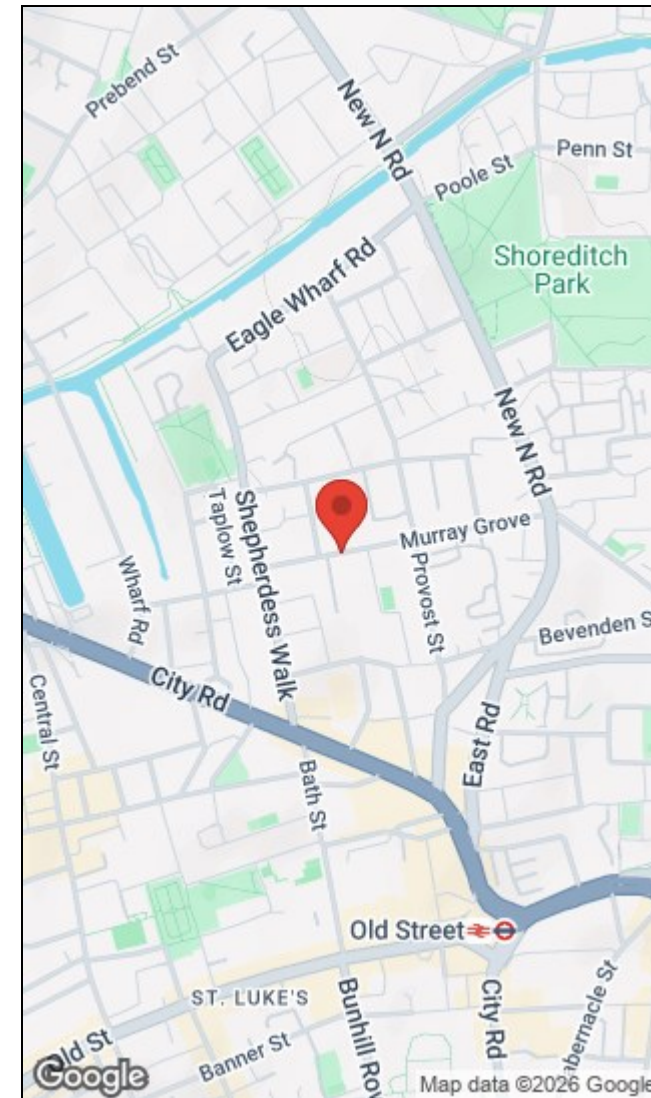
GROSS INTERNAL AREA (GIA)
The footprint of the property
45.4 sq m / 488 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
12 sq m / 12 sq ft

EXTERNAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
2.4 sq m / 25 sq ft

RESTRICTED HEAD HEIGHT
(limited use areas under 1.5m)
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Current	Potential	Current	Potential
	84		86
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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