

HUNTERS[®]
HERE TO GET *you* THERE



Pitfield Street, Shoreditch, N1

£425,000



A bright and well-proportioned two bedroom apartment set on the second floor of this smart, purpose-built block, ideally located on Pitfield Street in the heart of N1.

The property offers a generous reception room with plenty of space for both living and dining, a separate fitted kitchen, and two good-sized bedrooms, making it ideal for first-time buyers, sharers, or investors alike. A modern bathroom, good storage, and well-maintained communal areas complete the package.

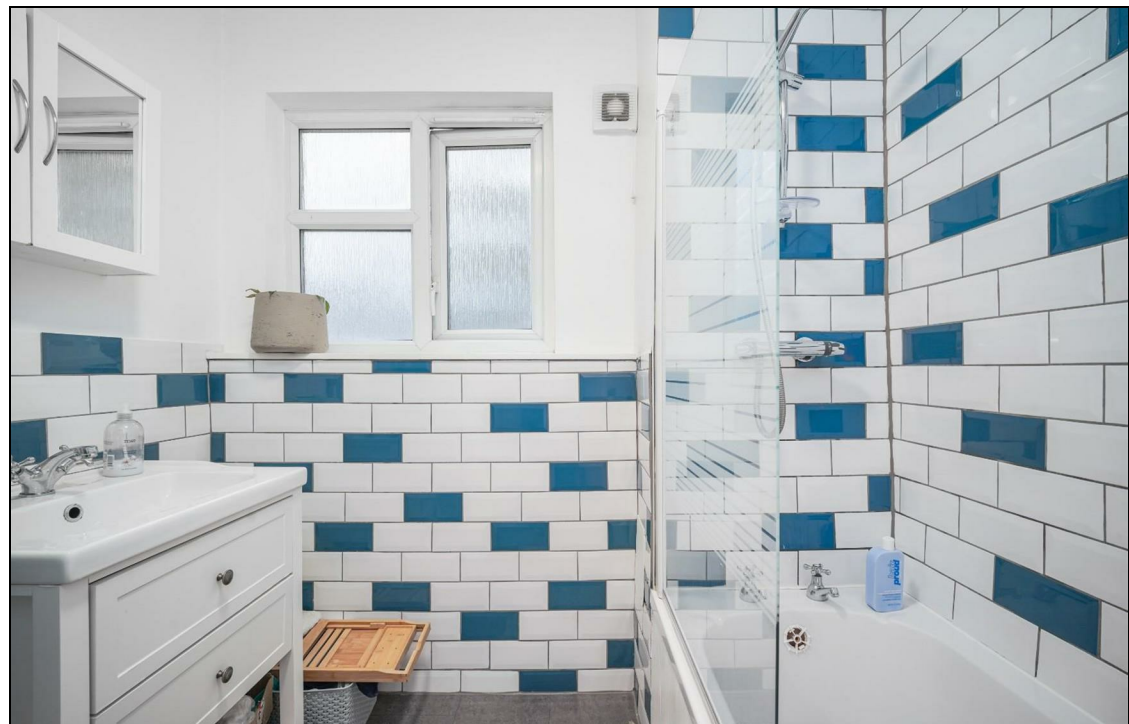
Royal Oak Court is a popular development, perfectly positioned for Old Street, Hoxton, and Essex Road stations, providing excellent transport links into the City, Shoreditch, and beyond. The cafés, bars, restaurants, and green spaces of Hoxton, De Beauvoir, and Shoreditch are all within easy reach — close enough to enjoy, far enough to sleep.

A fantastic opportunity to secure a spacious N1 apartment in a well-run block with strong long-term appeal.

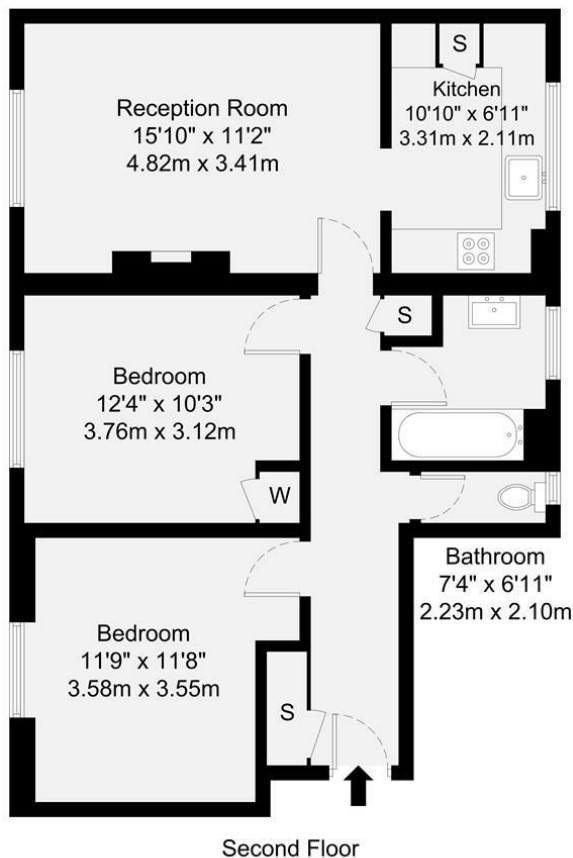
KEY FEATURES

- 2 Bedroom Apartment
 - Second Floor
 - Lift Access
 - Bright Interior
 - Wooden Floors
 - Centrally Located
 - Low Service Charge









GROSS INTERNAL AREA (GIA)
The footprint of the property
66.7 sq m / 717 sq ft

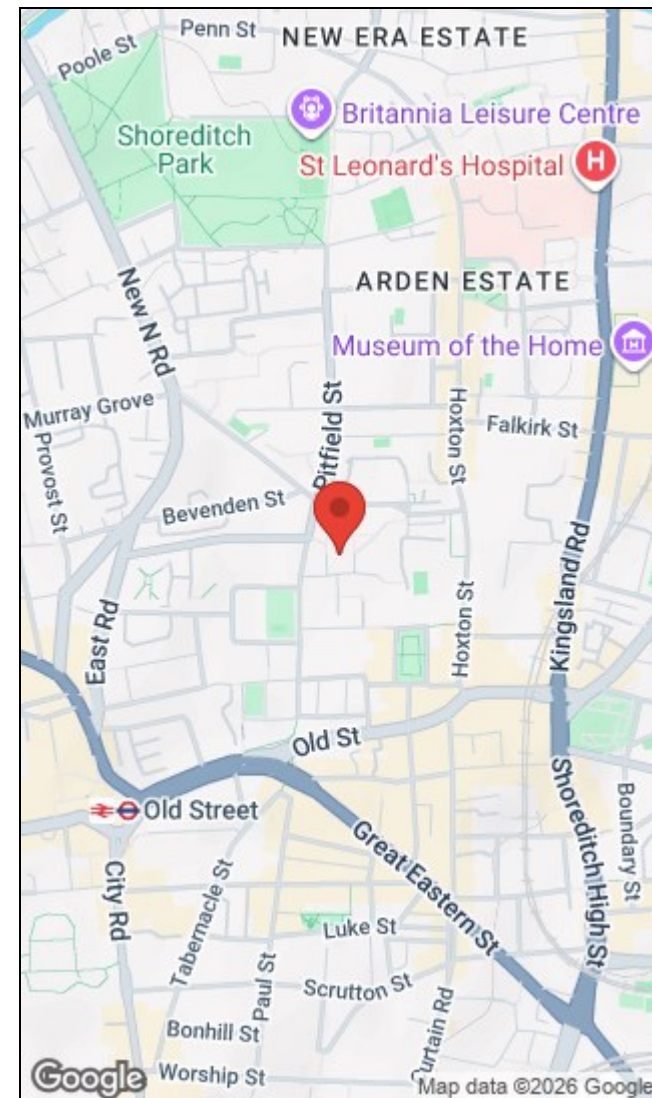
TOTAL STORAGE SPACE
Storage and wardrobe total area
2 sq m / 21 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Veranda, etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
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.

Maison
VUE



Energy Efficiency Rating	
Current	Potential
73	80

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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