



HUNTERS[®]
HERE TO GET *you* THERE



Myrtle Walk, Hoxton NI

£350,000



Tucked away on a quiet pedestrianized road moments from the vibrant heart of Shoreditch, this generously proportioned one-bedroom ground floor apartment on Myrtle Walk, NI offers a rare opportunity to create your ideal home.

Boasting a private south-facing garden, this bright and airy property enjoys excellent natural light throughout the day. Inside, the apartment features a spacious layout with fantastic potential. The large living area and well-proportioned bedroom are complemented by a rarely found utility room – a practical bonus not often seen in similar properties.

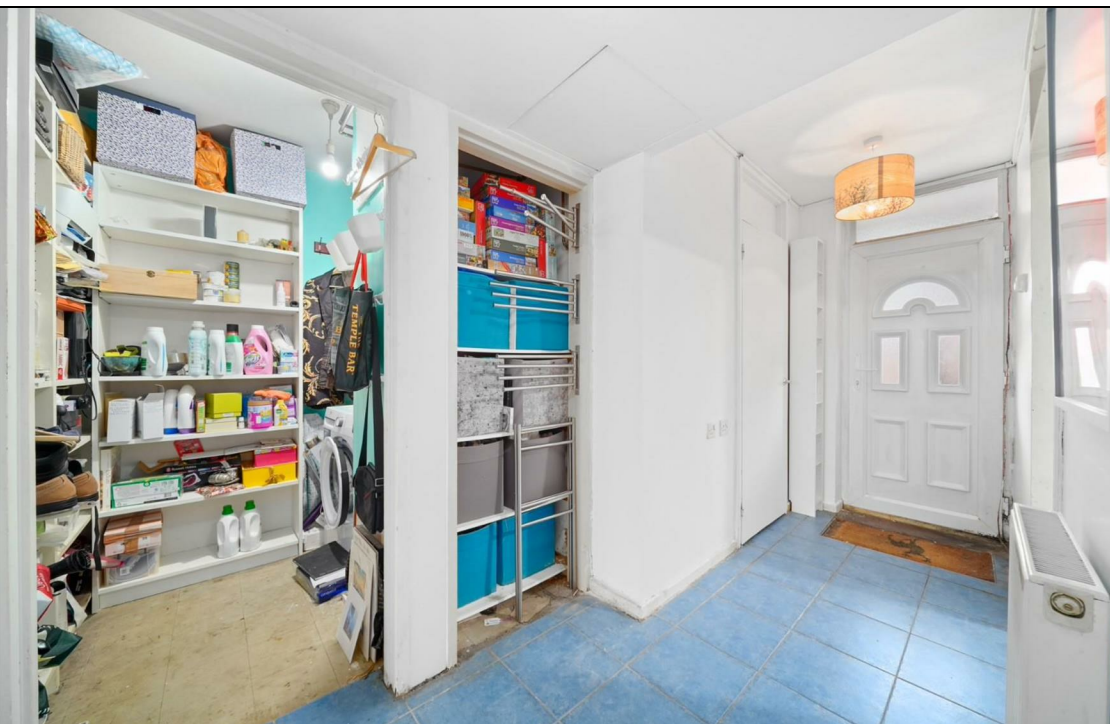
Whether you're a first-time buyer keen to put your own stamp on a home, or an investor looking for a project in a sought-after location, this is one not to miss.

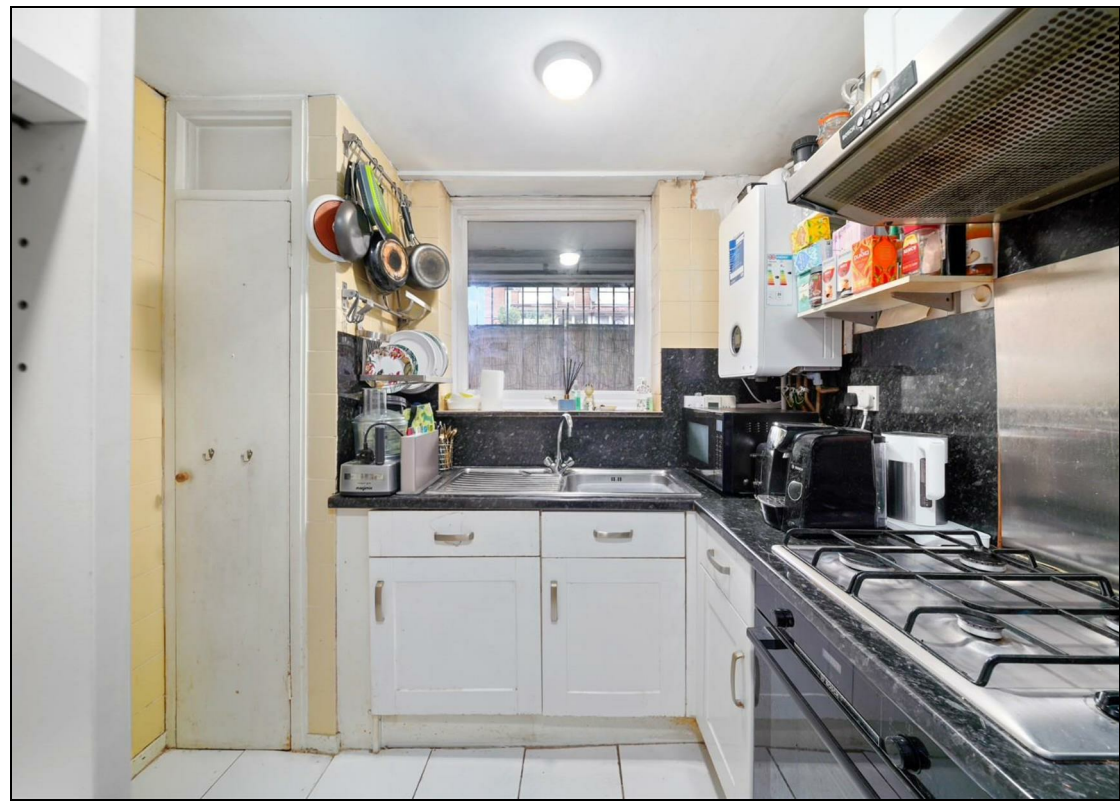
Situated close to Hoxton and Shoreditch High Street stations, with a wealth of cafes, markets, and green spaces nearby, Myrtle Walk combines convenience with a tucked-away charm.

KEY FEATURES

- One Bedroom Apartment
- Private South Facing Garden
- Bright and spacious interior
- Generously sized utility room
- Quiet location with superb transport links
- Service Charge = £1,374 pa
- Lease Remaining - 111 Years



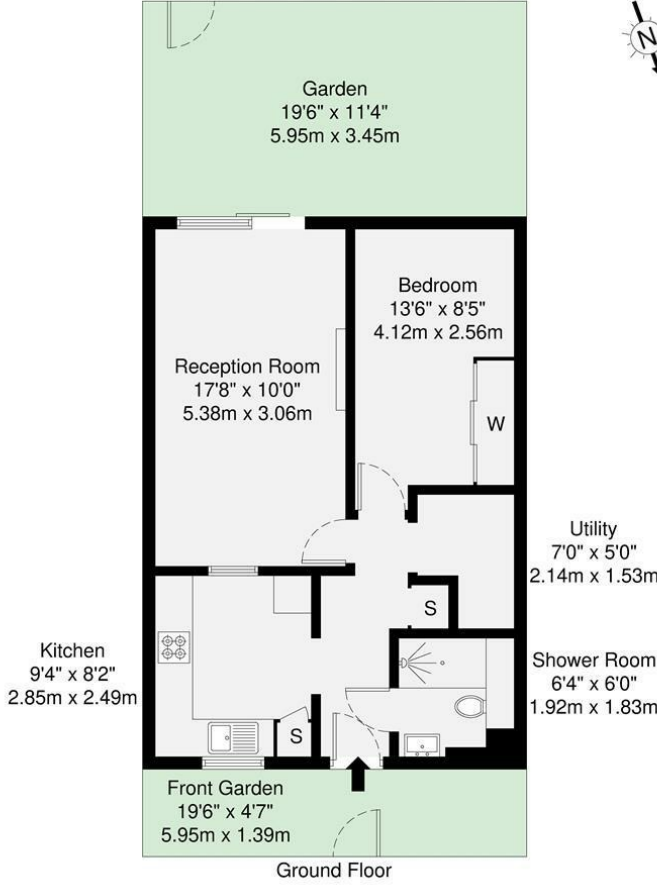




HUNTERS

Myrtle Walk, N1

GROSS INTERNAL AREA
48.6 sq m / 523 sq ft



GROSS INTERNAL AREA (GIA)
The footprint of the property
48.6 sq m / 523 sq ft

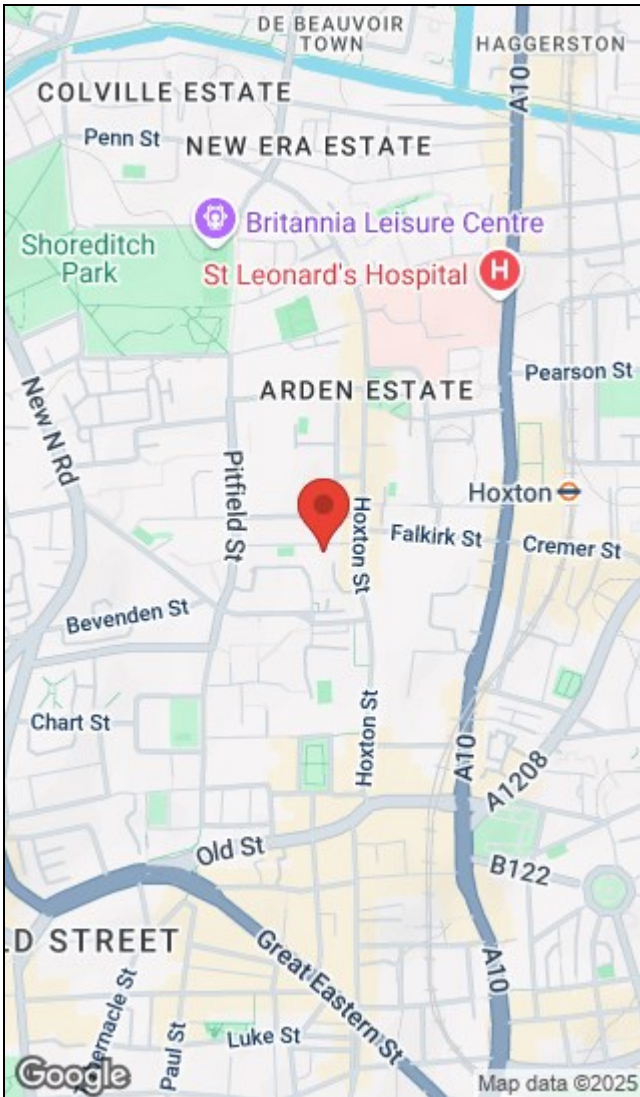
TOTAL STORAGE SPACE
Storage and wardrobe total area
2 sq m / 21 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
28.8 sq m / 310 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.

Maison
VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	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		
	73	76			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

110 Curtain Road, London, EC24 3AH | 020 7613 1798
shoreditchsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by PR Alliance Ltd | Registered Address: 110 Curtain Road, London, EC24 3AH | Registered Number: 6242984 England and Wales | VAT No: 918 7157 96 with the written consent of Hunters Franchising Limited.