



HUNTERS[®]

HERE TO GET *you* THERE



Thoresby Street, Shoreditch, N1

£300,000



Positioned on the first floor of a small, well-maintained purpose-built block, this smart and compact one-bedroom apartment is all about location, lifestyle and convenience.

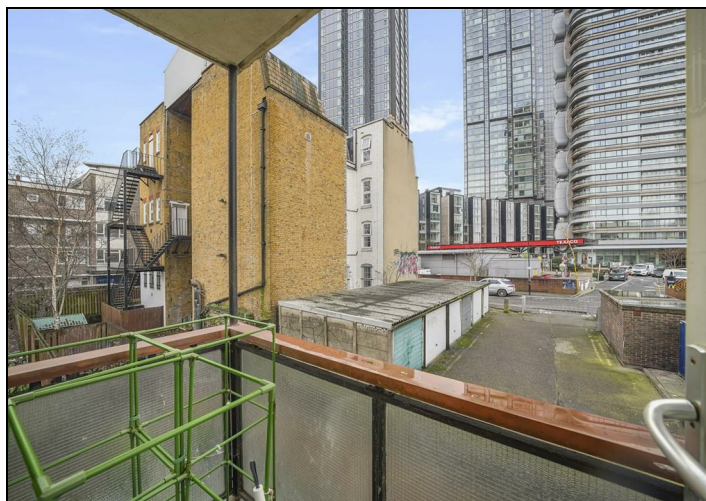
The property offers a bright reception room with direct access to a private balcony – ideal for a morning coffee or unwinding after work. The layout is efficient and well-proportioned, with a separate bedroom, fitted kitchen and bathroom, making it a perfect first home, pied-à-terre or investment purchase.

What truly sets this apartment apart is its exceptionally central setting. Thoresby Street places you moments from superb transport connections, making commuting across London effortless. You're within easy reach of Old Street Station, Angel Station and Essex Road Station, connecting you quickly to the City, the West End and beyond.

The surrounding neighbourhood is packed with character and energy. From the independent cafés and buzzing restaurants of Upper Street to the creative vibe of Shoreditch and the greenery of Regent's Canal, everything you could want is within walking distance. Whether it's brunch, late-night dining, artisan coffee or a quick gym session before work, it's all on your doorstep.

KEY FEATURES

- One Bedroom Apartment
 - First Floor
 - Centrally Located
 - Low Service Charge
 - Private Balcony
 - Chain Free
- Double Glazed Windows
- Gas Central Heating



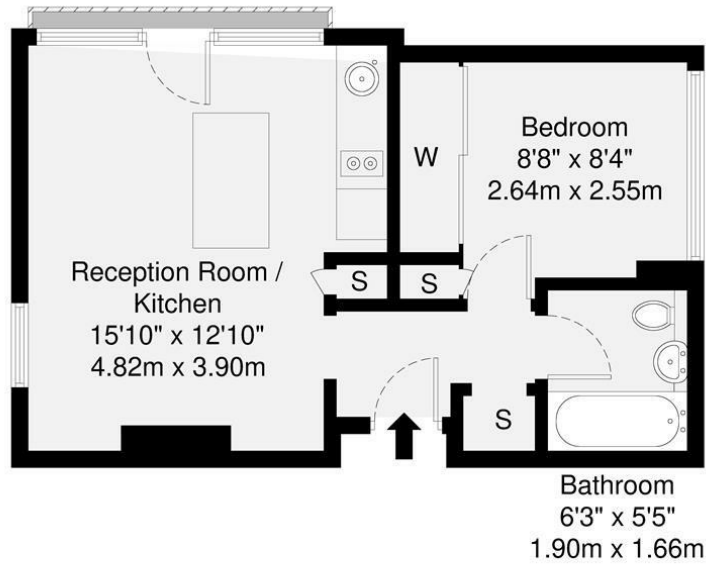




HUNTERS

Buxton Court, N1

GROSS INTERNAL AREA
36.1 sq m / 388 sq ft



First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
36.1 sq m / 388 sq ft

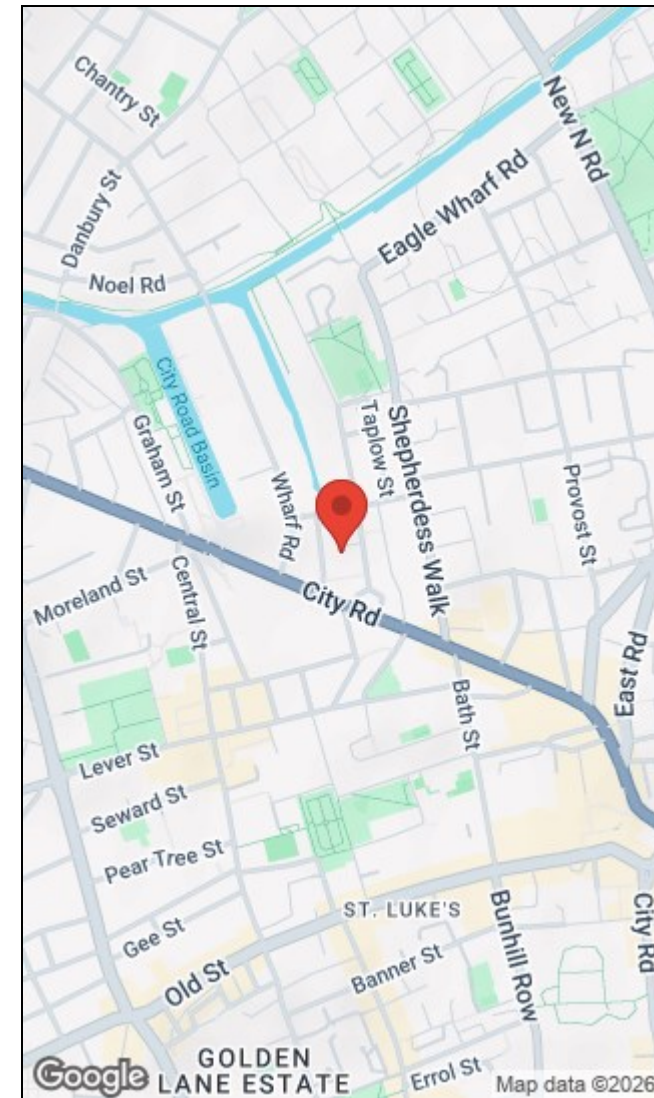
TOTAL STORAGE SPACE
Storage and wardrobe total area
2.7 sq m / 29 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.7 sq m / 7 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		
		77			
	62				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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