



## St. John's Estate, London

- One Bedroom Apartment
- Centrally Located
- Spacious Interior
- Lift Access

- Third floor
- City Views
- Ample Storage

**£325,000**

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# St. John's Estate, London

## DESCRIPTION

A bright, spacious, and well presented one bedroom apartment set on the third floor of a smart purpose built block. Comprising of a large lounge, separate fitted kitchen, spacious double bedroom and a fully tiled bathroom. Also benefiting from ample amounts of storage and South facing views of London's City Skyline.

Enviably located in trendy Hoxton and moments from the restaurants, bars and boutique shops of Hoxton Square and the Shoreditch Triangle. Approx. 0.25 miles to Old Street Station (Northern Line & National Rail), 0.3 miles to Hoxton Station (Overground) and less than one mile to Liverpool Street Station (Central, Circle, Metropolitan, Hammersmith & City Lines & National Rail).

Tenure = Leasehold (Approx 92 Years remaining)  
Service Charge = Approx £1,100 pa

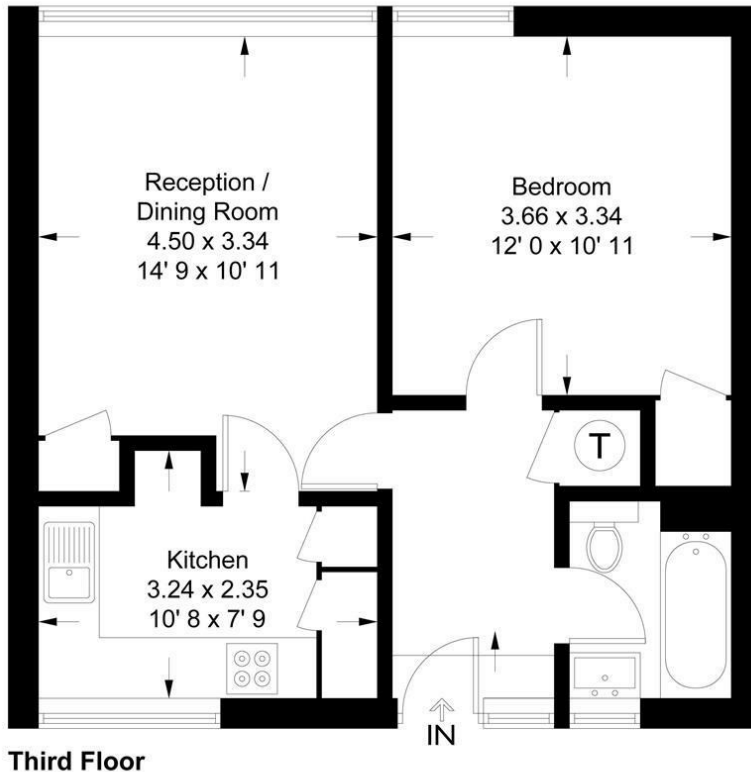






## Buckland Court

Approximate Gross Internal Area = 484 sq ft / 45 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Viewing

Please contact our Hunters Shoreditch Office on 020 7613 1798 if you wish to arrange a viewing appointment for this property or require further information.

110 Curtain Road, London, EC2A 3AH

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	78
	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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