

Cremer Street, London, E2

Price £330,000



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DESCRIPTION

Shared Ownership

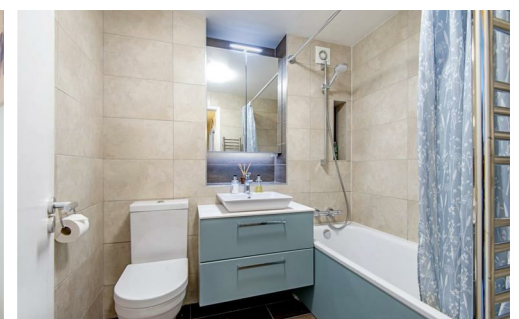
Located in the enviable neighbourhood of Hoxton (Zone 1) is this two bedroom apartment. Situated a stone's throw away from the beating heart of East London, the property is on the first floor and boasts 635 sq. ft. (59 sqm.) of internal accommodation and comprises 23 foot open plan kitchen/reception room with a west facing balcony, master bedroom with Juliette balcony, double guest bedroom, modern bathroom with underfloor heating and ample storage. The property further benefits from off street parking.

Nichols Court is situated on Cremer Street, just off Kingsland Road, only moments away from a wide range of shops, bars, restaurants and coffee houses of Hoxton.

Transport links include Hoxton Station (Overground), Old Street Station (Northern Line & Great Northern) and a wide variety of Bus routes into The City & West End.

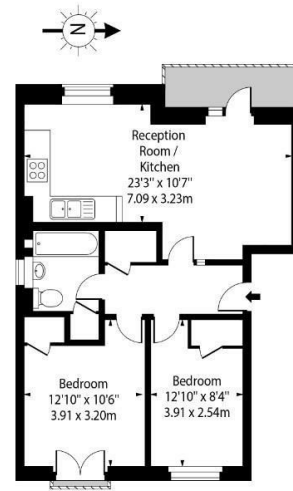
Shared Ownership
£330,000.00 (60%)
(Full Value £550,000.00)
Monthly Service Charge £192.43
Monthly Rent £0.00

- Two bedroom apartment
- Off street parking
- Open plan living with integrated appliances
- Modern bathroom with underfloor heating
- Situated in zone 1
- Close to transport links
- Fitted wardrobes
- Secure bike storage
- Moments from Hoxton station
- Shared Ownership





Nichols Court,
Cremer Street, E2



First Floor

Approx Gross Internal Area 635 Sq Ft - 58.99 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.50282

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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) A		
(81-91) B	84	85
(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	

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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