



£330,000

Drysdale Place

London, N1 6LZ

Located on a quiet turning close to Hoxton Square within a gated purpose built building is this top floor (4th) 1 bedroom apartment.

The property features a bright reception room, modern fitted separate kitchen with built in breakfast bar, fitted bathroom, storage cupboard and good size double bedroom with built in storage.

The building is kept in good condition with lift facilities and parking facilities.

Situated between Shoreditch and Islington, Hoxton offers a vibrant living experience. The neighbourhood is filled with a mix of trendsetters and diverse community of residents who contribute to its unique atmosphere. The area is known for its exciting culture, including street art and galleries showcasing unusual work by up-and-coming artists. Ideally located with Brick Lane and Broadway Market a short walk away, the area benefits from having many popular and trendy restaurants found alongside hidden gems and pop-ups serving an amazing range of world cuisine and street food. Whether you take advantage of the neighbourhood's green spaces to relax or choose to enjoy the lively nightlife scene, Hoxton is a neighbourhood with energy, creativity, and authenticity.

Transport links include Hoxton, Old Street and Liverpool Street Stations which are all close by as well as a number of bus routes available from Kingsland Road. Iconic London landmarks such as the Tower of London and Stratford and Queen Elizabeth Olympic Park easily accessible and London's West End is a short underground or bus ride away.

Offered on a chain free basis

Leasehold: 89 years remaining

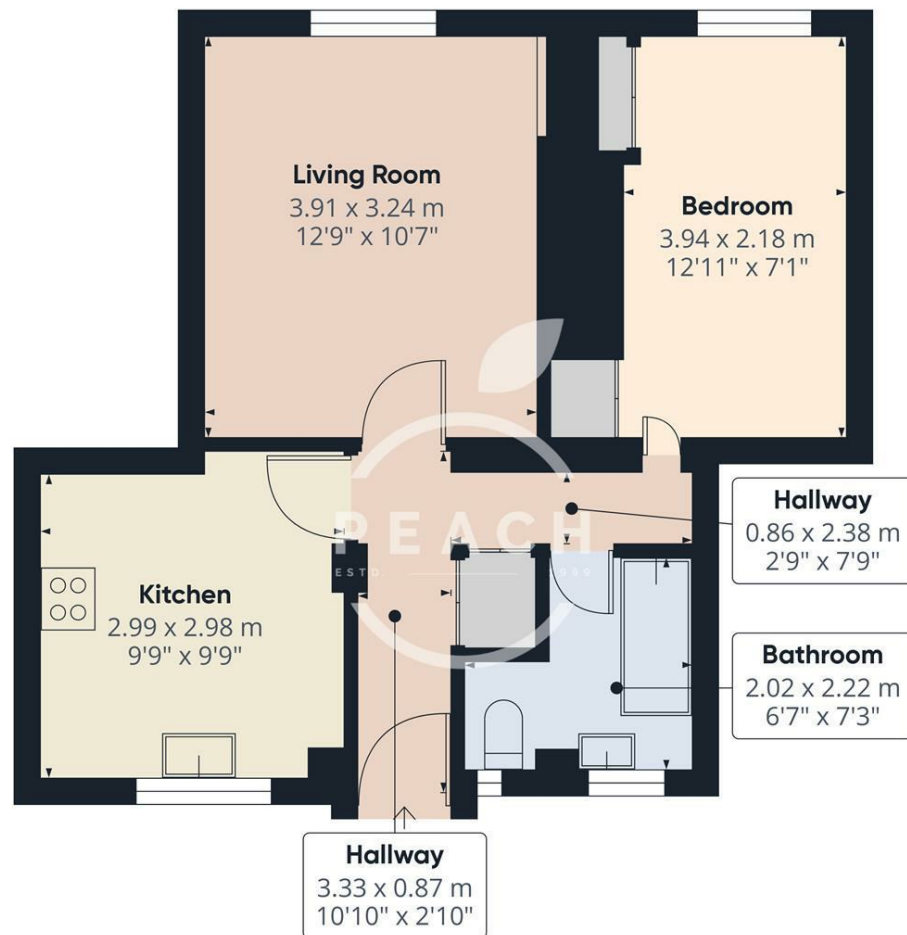
Service Charge: £1,905.36 per annum

Ground Rent: £10 per annum

Council Tax: Band B (Hackney)







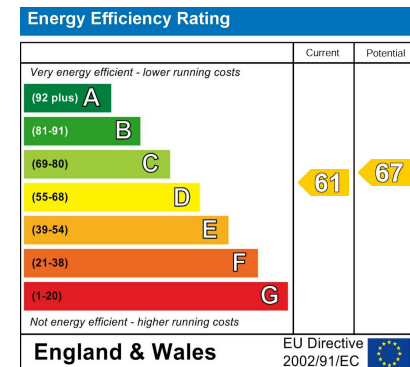
Approximate total area⁽¹⁾
40.94 m²
440.68 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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