

## HOBBS PLACE ESTATE, LONDON

### 3 BED NOT SPECIFIED

**£600,000**  
LEASEHOLD

A well-presented and generously proportioned three-bedroom duplex apartment arranged over two floors, offering approximately 856 sq. ft of well-balanced living space. The property is positioned on the third floor of a well-maintained residential building with lift access, ideally located in the heart of Hackney, N1

Presented in very good decorative condition throughout, the apartment provides excellent flexibility and separation between living and sleeping accommodation, making it particularly well suited to families, professional sharers or buyers seeking spacious city living.

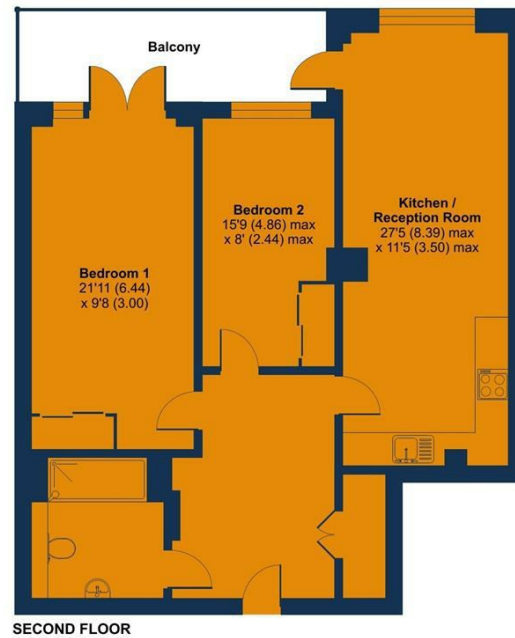
The lower level comprises a bright reception room, separate WC, and a well-appointed fitted kitchen, while the upper level offers three well-proportioned bedrooms, a modern family bathroom. Large windows throughout allow for excellent natural light, creating a bright and welcoming atmosphere across both floors.

**Hemmingfords**

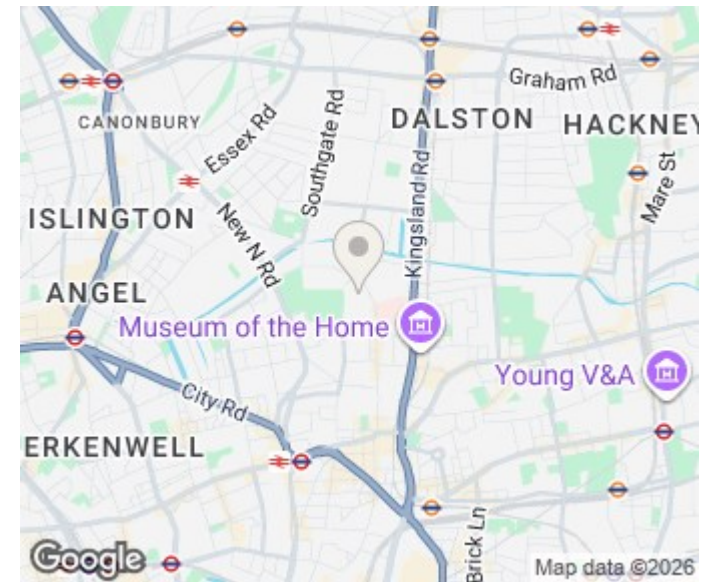
## Holloway Road, London, N7

Approximate Area = 856 sq ft / 79.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hemmingfords Property Limited. REF: 1403930



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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