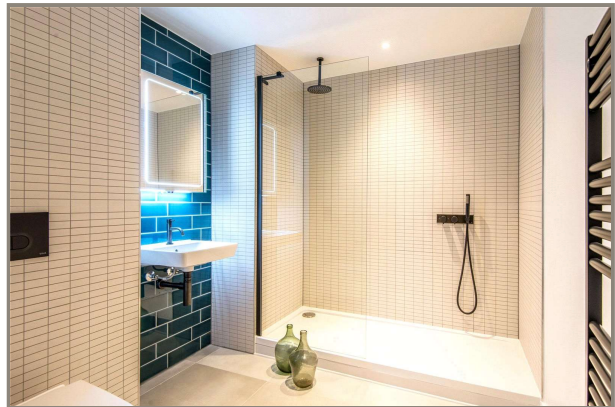


**The Makers**  
**Nile Street, N1**  
**£1,443,000**

**HURFORD SALVI CARR**



**3 Bedroom Apartment**  
**24 Hour Concierge**

**Residents Gym and Lounge**  
**111 m2 / 1,135 sqft**

**GENERAL AREA**111 Sq.m  
1195 Sq.ft**REAR GARDEN**7 Sq.m  
75 Sq.ft**APPOINTMENTS**NO1.08  
NO2.10  
NO3.10  
NO4.10**LEVEL**

Q1 - Q4

**ASPECT**North - South - East  
(Except L1 is South - East)

-  Fitted Wardrobe
-  Utility Cupboard
-  Storage

|                        |                                |
|------------------------|--------------------------------|
| <b>Price</b>           | £1,443,000 Subject to Contract |
| <b>Lease</b>           | 999 years                      |
| <b>Service Charge</b>  | Approx. £7,967.50              |
| <b>Ground Rent</b>     | £600.00 per annum              |
| <b>Local Authority</b> | LB Hackney                     |

**IMPORTANT NOTICE**

Whilst every care has been taken to ensure accuracy, these particulars do not constitute part of any offer or contract. All measurements are given as a guide only. Internal room measurements are accurate to within +/- 3 inch. No liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statements in these particulars, during negotiations or otherwise, any representation or warranty in relation to this property. The specification for this property may not include fixtures, fittings and finishes shown in the photographs and illustrations, which are indicative only. The information given in this document has been provided by the vendor and we have not requested copies of the relevant documentation to substantiate this information. \*Service Charge figures are for the 12 month period (unless otherwise stated) as provided by the client. Figures may include sinking / reserve fund contributions.

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**HURFORD****SALVI****CARR**