



Hoxton Square, London, N1 6NT

£2,500,000

EPC **B**





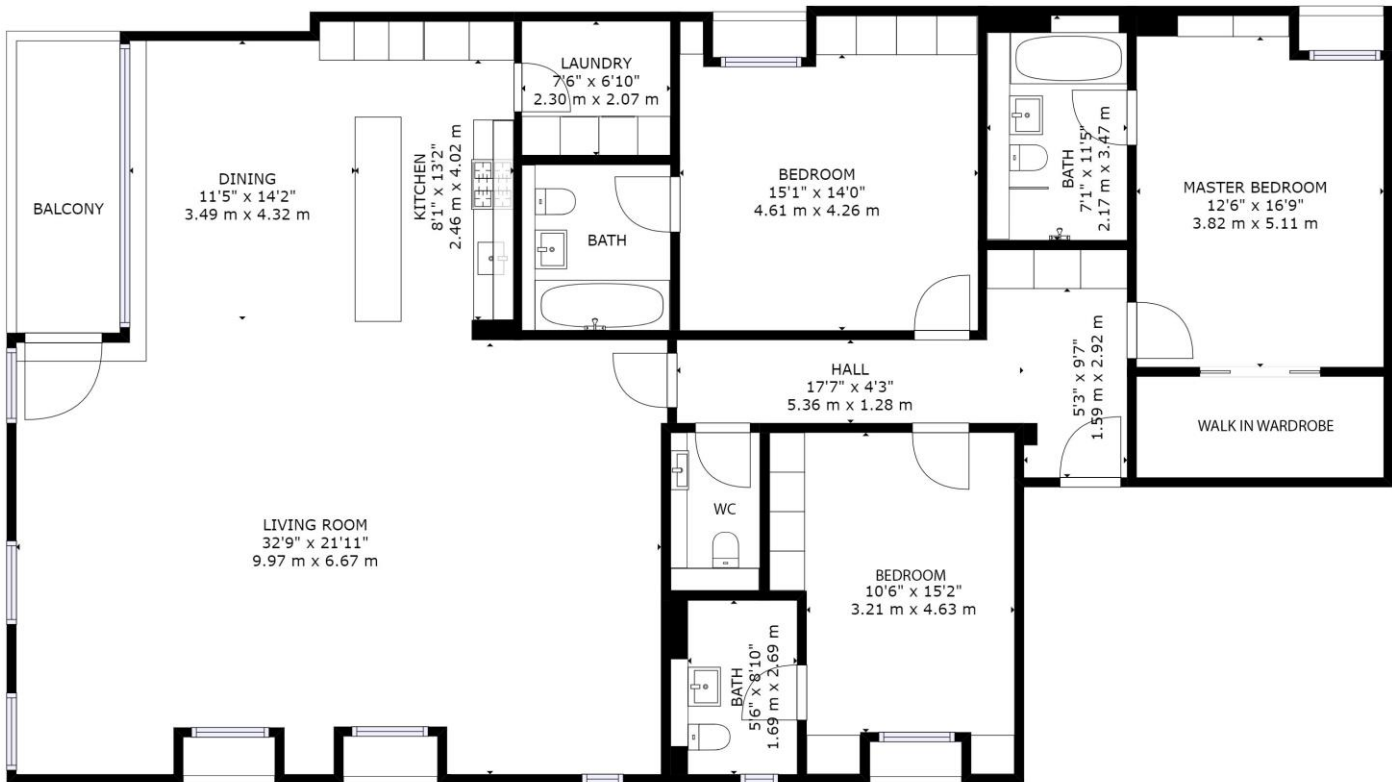
This magnificent three bedroom, three en suite, apartment sits imposingly overlooking Hoxton Square and next to the beautiful Roman Catholic Church of St Monica's and its Priory.

It offers a breathtaking 2212sqft of lateral living space, full of light, with a large covered balcony facing south with stunning views, with the bi-fold doors open the inside and out come together creating additional living / entertaining space.

Hoxton Square is regarded as one the area's most desirable locations. Old Street, known as Silicon Roundabout runs immediately to the west of the square and is closely connected to the global digital industry. The square itself is well known to be one of East London's most sociable locations. Hoxton Square is a short walk from a plethora of bars, shops and restaurants

Transport links include Old Street (Northern Line and National Rail), Shoreditch (East London Line) and Liverpool Street (Central, Metropolitan, Hammersmith & City and Circle lines and National Rail) stations with the City just moments away.

- Boutique Development of Only Seven Flats
- Three Bed, Three Bath, Plus Separate WC
- Lift Access, Second Floor
- 2212 Square Feet
- South Facing Balcony with Bi-Fold Doors Overlooking Hoxton Square



GROSS INTERNAL AREA:

2212 sq ft, 206 m

EXCLUDED AREAS:

BALCONY 78 sq ft, 7m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing arrangement by appointment 0203 911 3660

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