

# CUI

CITY & URBAN INTERNATIONAL

**Fanshaw Street, Enfield Cloisters Fanshaw Street,  
N1**

**£425,000**



## Full Description

Located adjacent to Hoxton Square, this is a bright second floor one double bedroom apartment in a popular purpose built Victorian mansion block.

Extending to approximately 437 sq ft 40.6 sq m, the property offers a bright reception room measuring 17'6 x 9'11, a separate fitted kitchen, a double bedroom, en suite shower room and an additional guest WC. The layout is practical and well proportioned, making it suitable for both owner occupiers and investors.

Located off-street, secluded and away from traffic, it has its own private gated access and south facing communal garden area. It has an on-site caretaker and is secured by CCTV.

The building is accessed via secure gates and benefits from a well maintained communal setting. The apartment is currently tenanted but can be offered with vacant possession if required, providing flexibility for buyers.

It is ideally situated for the delights of Shoreditch and Hoxton and is within close walking distance of the City, Old Street Underground, Hoxton Overground and Liverpool Street Stations.

Service Charge £1500pa approx

Currently Rented

Share of Freehold

Hackney Council Tax Band: B

EPC rating: C

Internet: Ultrafast upto 1gbps

Heating: Gas central

Water: Mains

Parking: Off street permit required

## Features

- One bedroom second floor apartment
- Approx. 437 sq ft 40.6 sq m
- Share of freehold
- Gated period development
- Currently tenanted with option for vacant possession

## Contact Us

### CUI

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