

**Evelyn Court, Evelyn Walk, Hoxton
 3 Bedroom Flat**

Price: £635 pw



- ✓ Three Double Bedrooms
- ✓ Split Level

- ✓ Private Garden
- ✓ Modern Finish Throughout

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Bryan Estates are pleased to offer this superb three bedroom flat, split over two levels located on Evelyn Walk, Old Street, N1 7PJ.

This immaculate property has a modern fitted separate kitchen, spacious bright living room, three double bedrooms and a bathroom with shower. The property is only 600m from Old Street tube (Northern Line) and also convenient for Hoxton Station (Overground), Hoxton Square and central Shoreditch and Angel.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Energy Performance Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		