

**Hemsworth Court, Hobbs Place Estate, Hoxton
 3 Bedroom Maisonette**

Price: £625 pw



- ✓ Three Double Bedrooms
- ✓ Separate Living Room
- ✓ Modern Bathroom

- ✓ Split Level
- ✓ Modern Fitted Kitchen
- ✓ Separate W.C

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Bryan Estates are pleased to offer this spacious three double bedroom maisonette located in Hoxton.

Arranged over two levels this property features a modern fitted kitchen, guest W.C, large separate reception room, three double bedrooms, modern 3 piece suite bathroom with plenty of storage throughout.

Conveniently located in the heart of Hoxton minutes away from the new Britannia Leisure Centre.



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	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		