



NAPIER COURT, LONDON, N1 7HS

Offers In Excess Of £350,000

1 Bedrooms | 1 Bathrooms | For Sale

Property Features

- One Bedroom
- Bathroom / WC
- South Facing
- Close to Old Street
- Modern Kitchen
- First Floor
- Heating and Hot Water Included

Situated in Napier Court just off Shepherdess Walk is this well presented good size ONE BEDROOM apartment on the 1st floor. This well located purpose built block is close to Old Street, Shoreditch and Hoxton Square. This property offers good size accommodation with a south facing aspect. Modern kitchen and living/entertaining area. There is a double bedroom with fitted wardrobes, a contemporary bathroom and w/c. With many windows this flat light and bright.

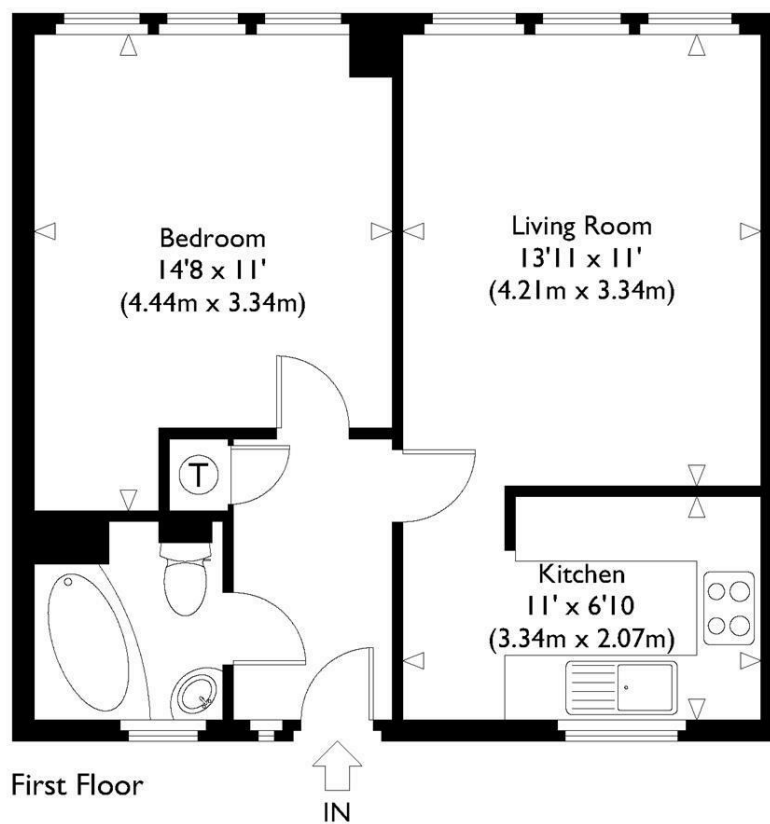
Napier Court block of flats situated close to OLD STREET. The new Crossrail Station at LIVERPOOL STREET (under construction, due 2022) opening summer this year. Within walking distance are Brick Lane, Spitalfields Market and Columbia Road with it's independent shops and famous weekly flower market. This is a lively East End area, home to artists, creatives, markets selling crafts and fashion, and many restaurants, quirky shops and fashionable bars.

Lease: 125 Years from 1989 Service Charge: £1450 per annum (to include heating and hot water) Ground Rent: £10 per annum



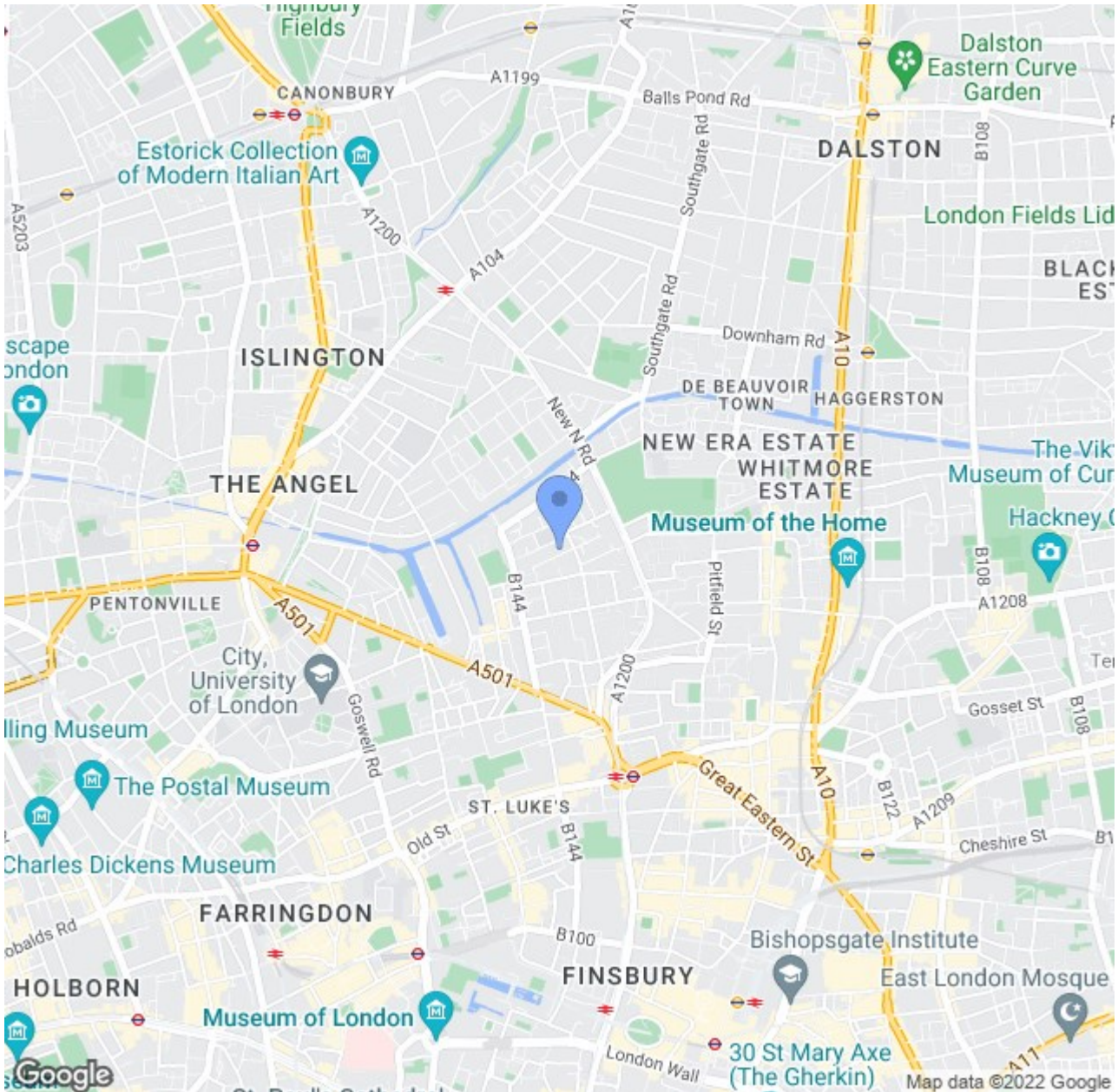
Prepared for Scott City

NAPIER COURT NI 7HS



Approximate Gross Internal Floor Area : 466 sq ft / 43.3 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by R.I.C.S. Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



CONTACT US ABOUT THIS PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC