



Hoxton Square
London, N1 6NT
£3,100 Per Month


elms
ESTATES

Elms Estates are pleased to be able to offer to the market To Let this Large Two Double Bedroom Two Bathroom Apartment with Balcony.

The property is conveniently located in East London's famous Hoxton Square with so much more on your door step such as Brick Lane, Shoreditch, Spitalfields and Columbia Road. There are also excellent transport links from Hoxton Overground Station and Old Street Tube station just moments away.

The property benefits from two double bedrooms, with an en suite to the master bedroom, a spacious lounge with access out on to the balcony, a separate fitted kitchen and bathroom. The property also includes an allocated parking space.

Hoxton Square is available to move in to Immediately.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Lounge 20'4" x 9'10" (6.20 x 3.0)



Kitchen 9'2" x 8'6" (2.80 x 2.60)



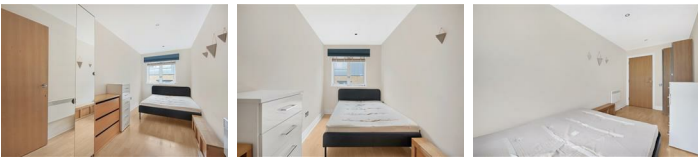
Bedroom One 18'1" x 8'6" (5.51m x 2.59m)



En Suite 5'11" x 5'11" (1.80m x 1.80m)



Bedroom Two 15'5" x 6'3" (4.70m x 1.91m)



Bathroom 8'10" x 5'3" (2.69m x 1.60m)



Balcony



Material Information

Deposit: £3,576.92
Council Tax Band: D

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have

been digitally enhanced for marketing purposes.

Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

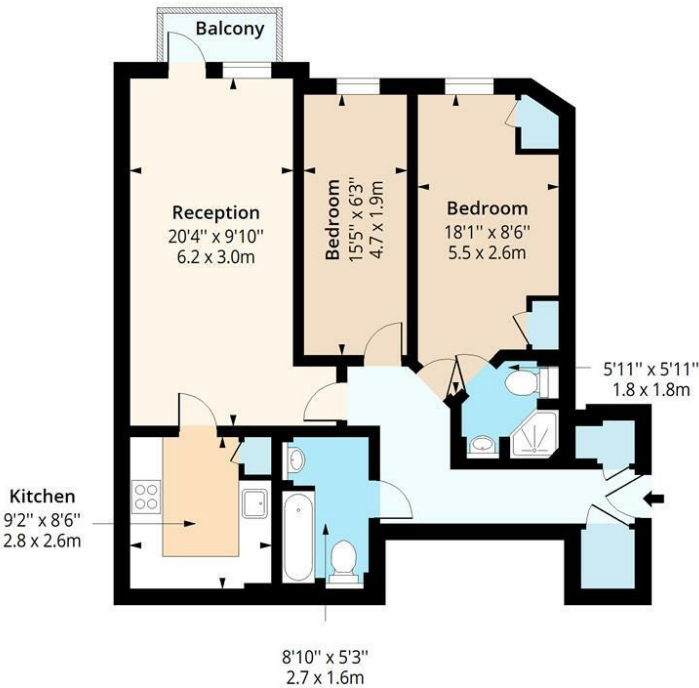
Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.





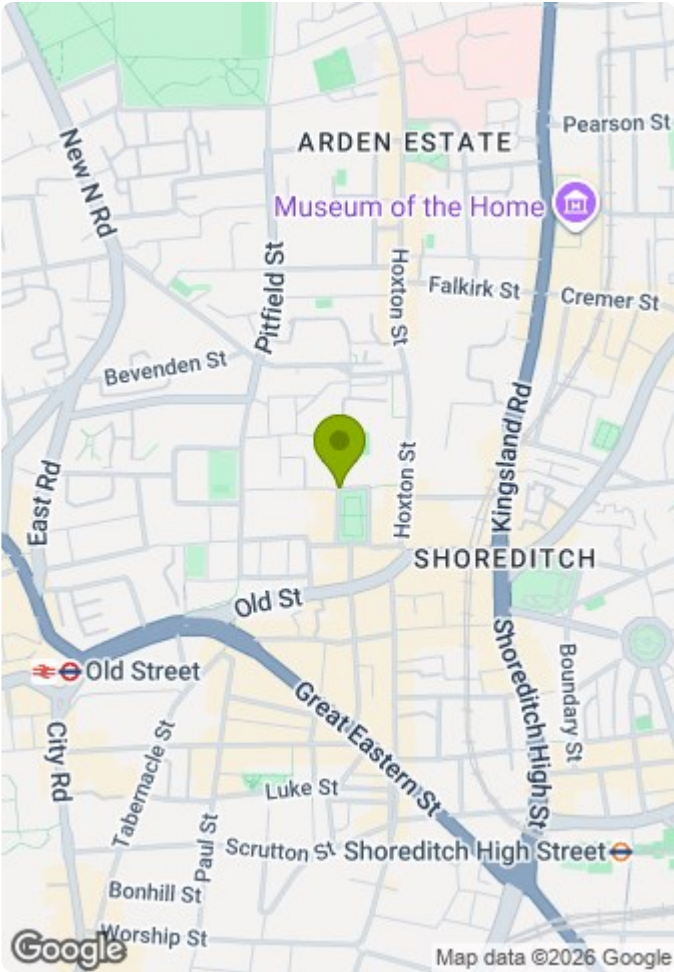
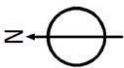
Hoxton Square, N1

Approx. Gross Internal Area 778 Sq Ft - 72.28 Sq M
Approx. Gross Balcony Area 20 Sq Ft - 1.86 Sq M



Fourth Floor

Floor Area 778 Sq Ft - 72.28 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 27/1/2026

