



## Chart Street, London, N1 6DQ

1 Bed | 1 Bath | 1 Reception Room | Asking Price £350,000 |



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A superb one bedroom apartment set on the first floor of a modern purpose-built development.

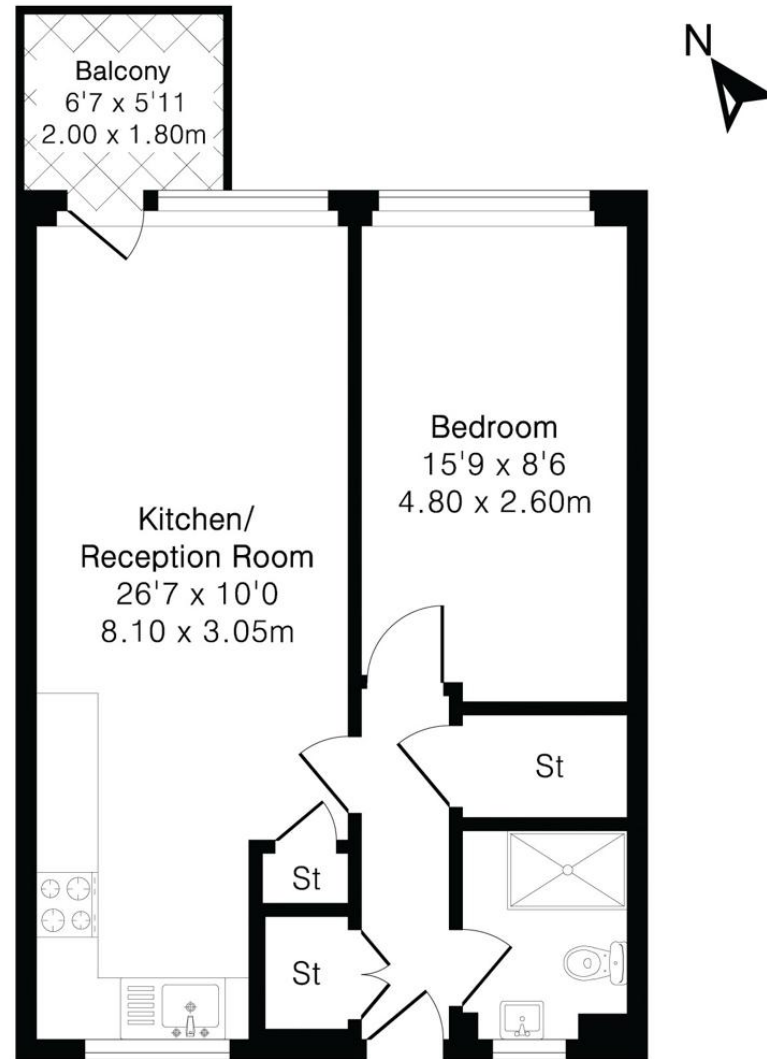
Beautifully presented throughout, the property features a generous double bedroom, a contemporary bathroom, excellent built-in storage and a bright, spacious open-plan kitchen and reception room which leads onto a private balcony overlooking the beautifully maintained communal gardens, providing a peaceful outdoor retreat.

Edward Dodd Court enjoys an enviable location, tucked away close to the green open spaces of Shoreditch Park and Regent's Canal, while the vibrant neighbourhoods of Shoreditch and Hoxton are just a short stroll away, offering an outstanding selection of independent cafés, restaurants, bars and boutiques. Old Street Station is approximately 0.3 miles away, providing access to the Northern line and National Rail services, while Angel Station (Northern line) and Liverpool Street Station (Central, Circle, Hammersmith & City, Metropolitan and Elizabeth lines, as well as National Rail and Stansted Express services) are also within easy reach. The City is within comfortable walking distance, making this an ideal home for professionals seeking both exceptional connectivity and an outstanding lifestyle.

86 Years remaining on the lease  
£,1700 Service charge per annum  
£9 Ground rent per annum



**Approximate Gross Internal Area 504 sq ft - 47 sq m**



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





**Viewing arrangement by appointment**

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