



RELIANCE WHARF, HERTFORD ROAD, LONDON, N1
£735,000 LEASEHOLD

AN EXQUISITE TWO BEDROOM FLAT WITH WATERSIDE VIEWS SET IN A MODERN DEVELOPMENT IN DE BEAUVOIR

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DESCRIPTION:

Set within an exciting modern development in De Beauvoir is this exceptional two bedroom flat with private balcony. The property is located on the second floor and offers 724sqft of internal space and combines light filled rooms with wonderful contemporary interiors. The open plan living room and kitchen is flooded in natural light through floor to ceiling glass sliding doors and provides the perfect space for entertaining. The kitchen has been perfectly designed with integrated appliances alongside lots of worktop and storage space. A family sized bathroom has been beautifully styled with contrasting tiling and quality fittings and is located off the hallway alongside ample storage. Both double bedrooms are of generous proportions and offer inbuilt wardrobes whilst the master also has an ensuite shower room and access to the full width balcony which extends along to the living space and casts waterside views of Regent's canal.

Reliance Wharf is located on the border of De Beauvoir and Shoreditch and is just moments from a terrific selection of restaurants and independent shops which are easily accessed along the canal and also on Southgate Road. The high street shops on Upper Street are within easy reach as is the vibrancy of Shoreditch and village atmosphere of Broadway market. Transport to the City and Canary Wharf is easily facilitated by the overground services at Haggerston and various bus routes along Kingsland road and Southgate road. Old Street station offers the closest underground service on the Northern line whilst international links are facilitated from St Pancras.

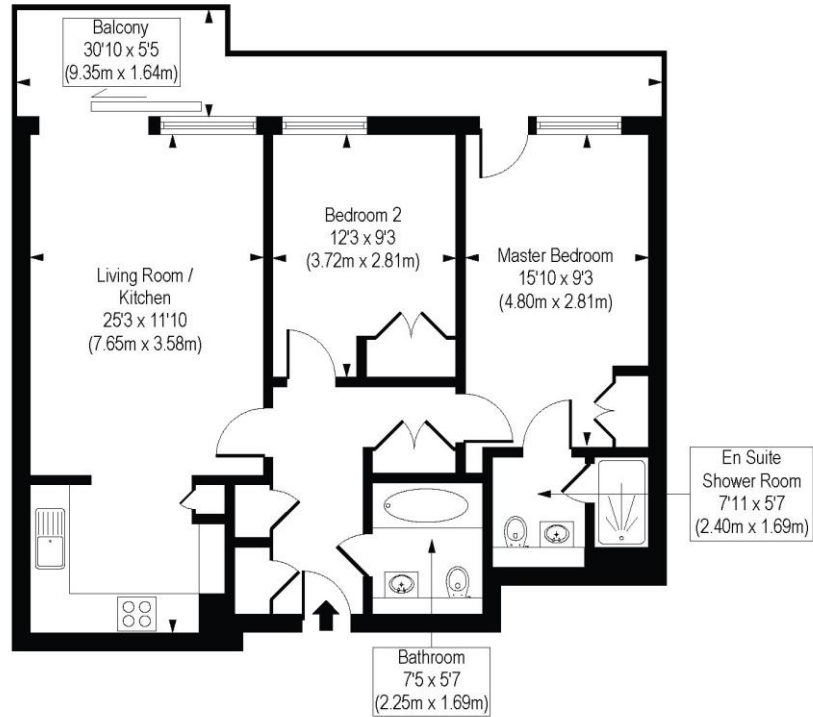
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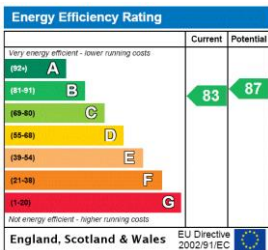
Approx. Gross Internal Floor Area 742 sq. ft / 68.95 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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