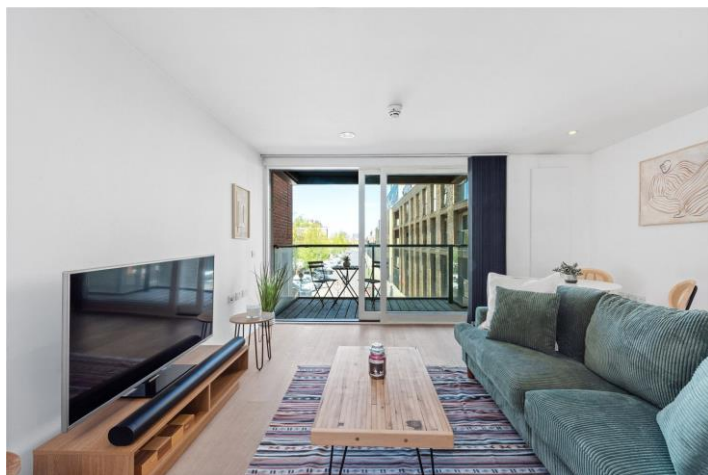




RELIANCE WHARF, HERTFORD ROAD, LONDON, N1
OFFERS IN EXCESS OF £600,000 LEASEHOLD

A BRIGHT 809 SQFT TWO BEDROOM TWO BATHROOM MODERN APARTMENT 0.3 MILES TO HAGGERSTON STATION

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

A beautifully upgraded apartment offering generous proportions and stylish contemporary living, set within a highly sought-after Reliance Wharf development and offered on the market chain-free.

Situated on the second floor and spanning approximately 809 sq. ft., this impressive home has been well cared for and remains in good overall condition, offering a comfortable and inviting living environment throughout. At the heart of the property is a spacious, light-filled open-plan living and kitchen area, finished with elegant wooden flooring and designed perfectly for both relaxing and entertaining. This space opens directly onto a sizeable private balcony. The apartment features two well-proportioned double bedrooms, including a standout principal suite complete with built-in storage and a modern en-suite bathroom. A stylishly appointed main bathroom serves the rest of the home, finished with contemporary fittings and tasteful décor.

Reliance Wharf is nestled amongst the peaceful treelined streets of De Beauvoir and is perfectly set for renowned local amenities that are within easy reach and include The De Beauvoir Deli, local restaurants and excellent gastro pubs. Access to Shoreditch, Old Street and the City couldn't be easier from one of the many bus routes or alternatively from the Overground at Haggerston. Access to the Elizabeth Line is also close by, where you can be in Heathrow Airport in 60 minutes door to door. Upper Street and the West End are also within easy reach and for those who like a stroll, Regents canal offers a scenic route across London along one of its most famous waterways.

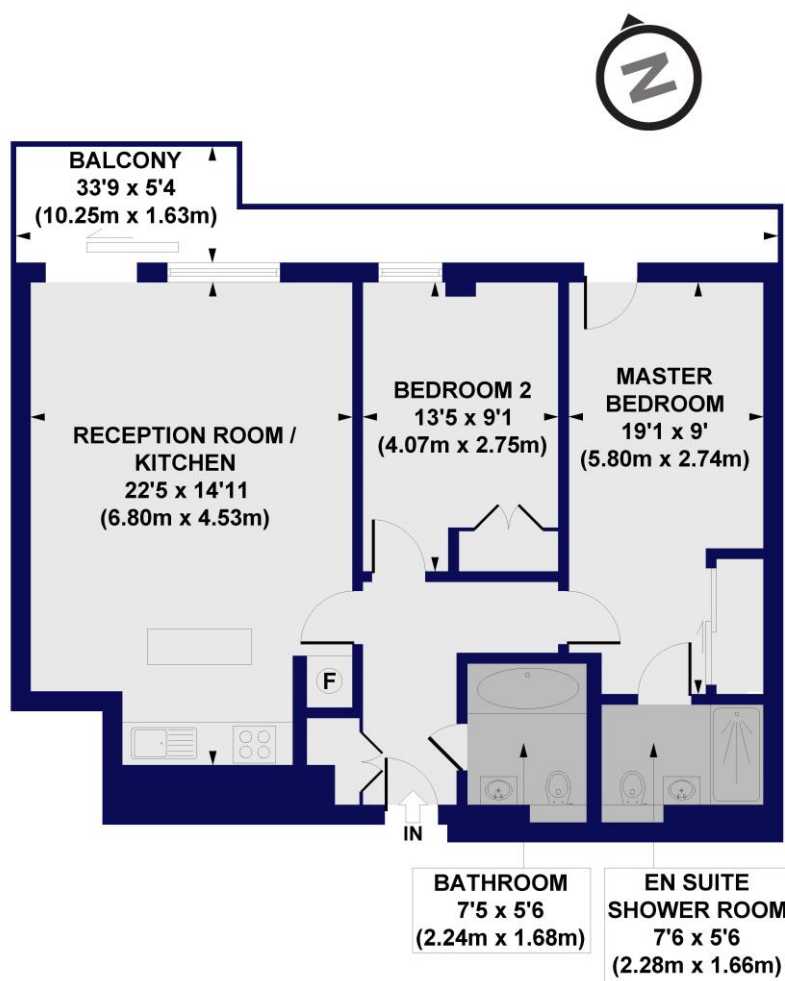
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Reliance Wharf, Hertford Road, N1
Approx. Gross Internal Floor Area 809 sq. ft / 75.2 sq. m



SECOND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260176>

Tenure: Leasehold

Term: 110 year and 6 months (Subject to change)

Service Charge: £3,043.26 per annum (approx.)

Ground Rent: TBC

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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