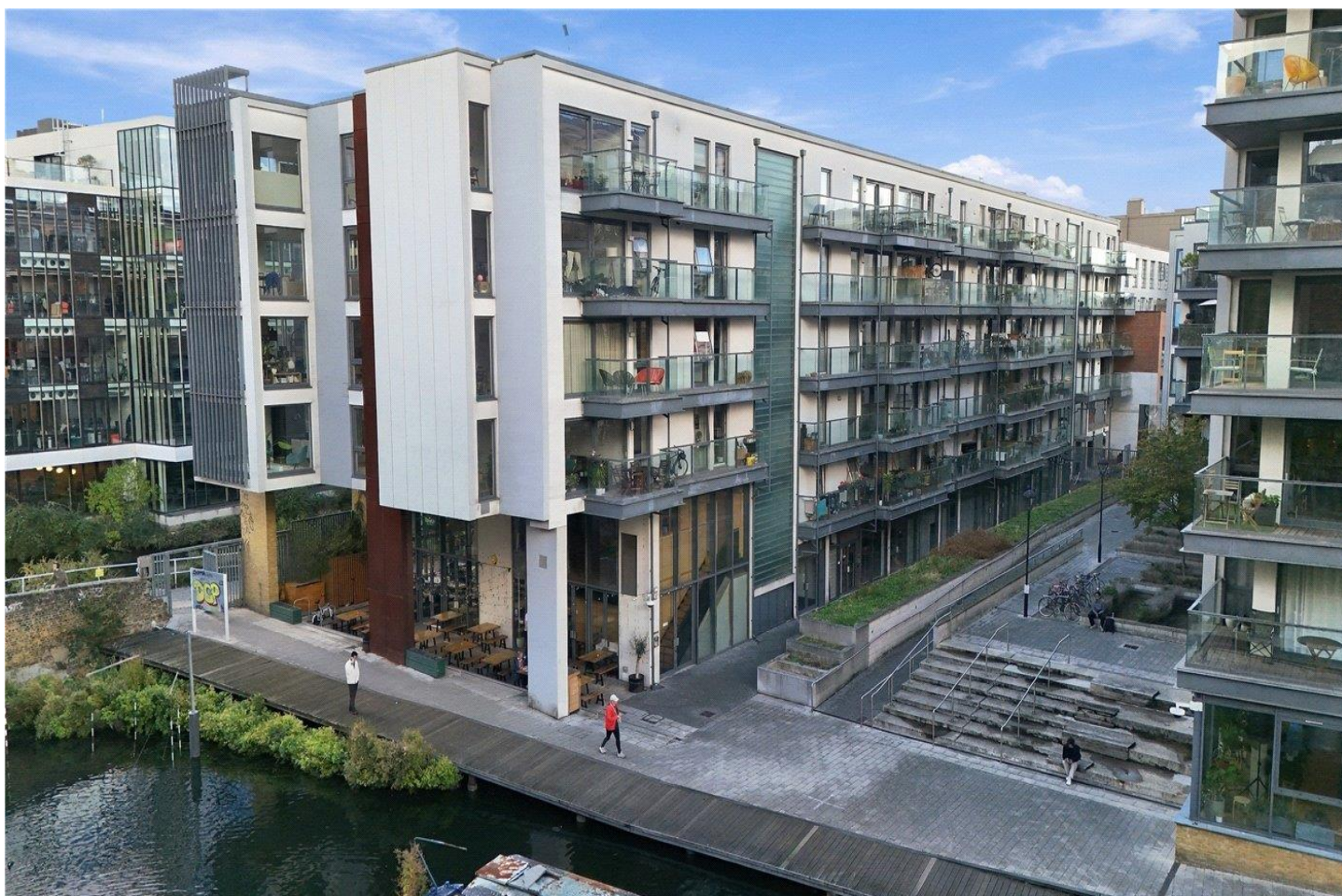




RELIANCE WHARF, HERTFORD ROAD, LONDON, N1
OFFERS IN EXCESS OF £475,000 LEASEHOLD

AN EXQUISITE ONEBEDROOM APARTMENT WITH BALCONY SET IN A MODERN DEVELOPMENT IN DE BEAUVOIR

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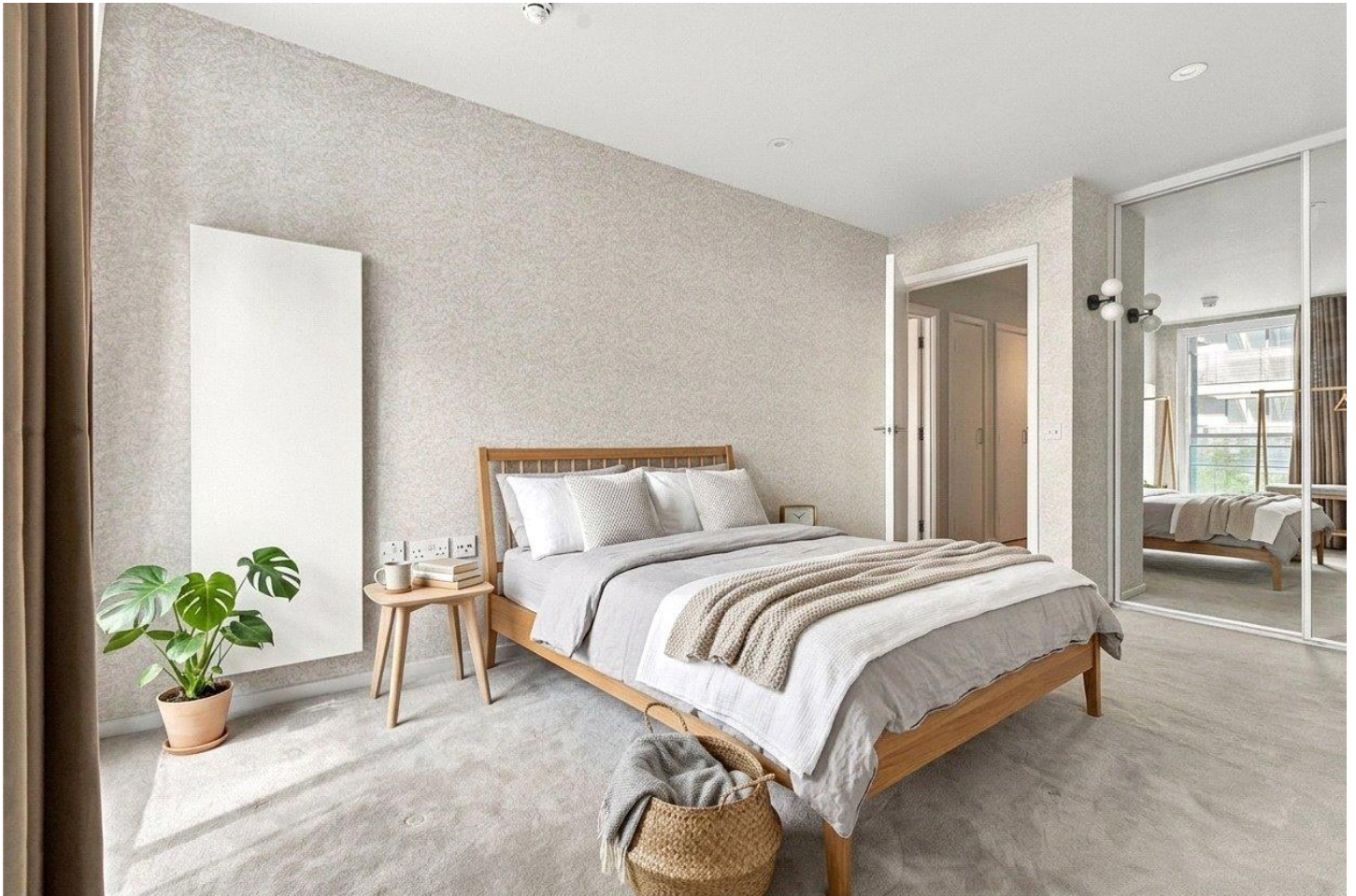
DESCRIPTION:

An exceptional, one double bedroom, one-bathroom, modern apartment set in this ever-popular development on Hertford Road with private balcony. Positioned on the 2nd floor and standing at 540 sq.ft., this property has been designed and maintained to a high standard throughout, featuring wooden floors, a large bright open plan kitchen/reception room that leads to a generous private balcony overlooking the communal courtyard and the Regents Canal on one side. The bedroom offers fitted wardrobes, the three-piece family bathroom comes with a bathtub, and the kitchen with fitted appliances.

The 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, Regent's canal offers a scenic route across London along one of its most famous waterways.

*Some images have been AI dressed. 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. *

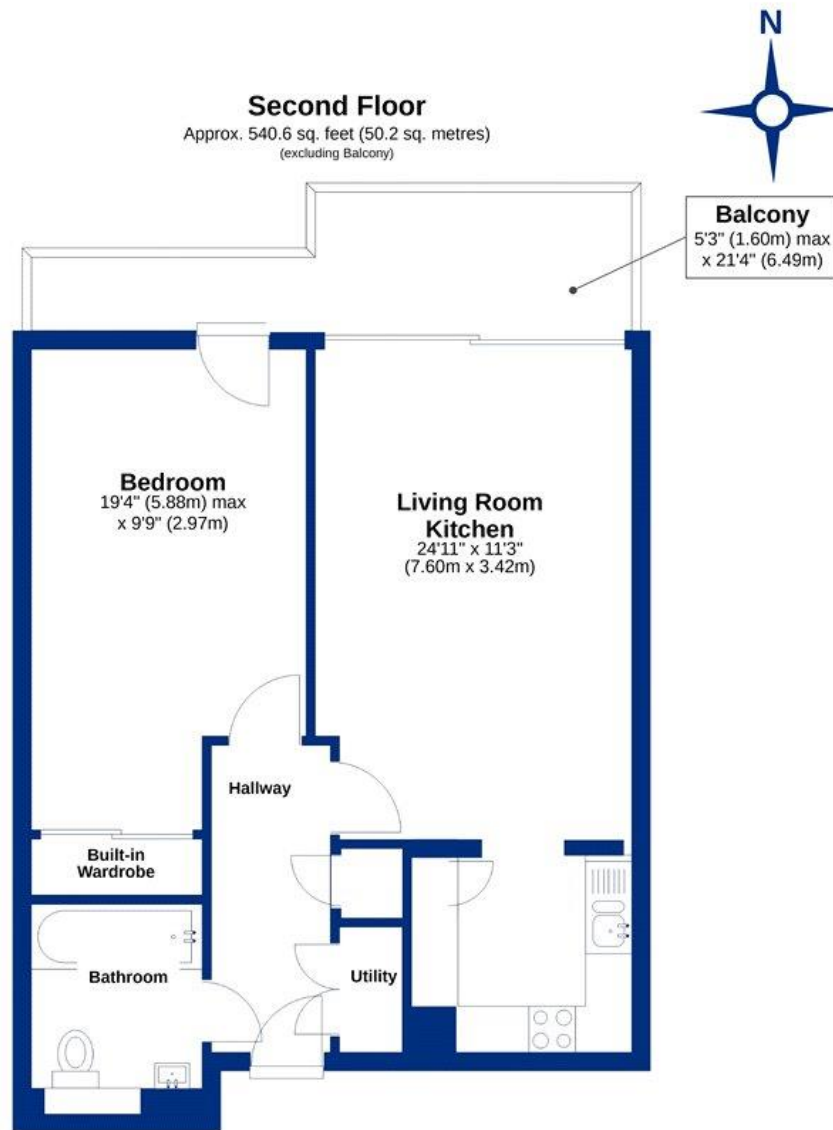
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Hertford Road

Total area: approx. 540.6 sq. feet (50.2 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
• @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

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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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL260231>

Tenure: Leasehold

Term: 111 year and 0 months (Subject to change)

Service Charge: £2810.34 per annum (approx.)

Ground Rent: £0 Annually (Subject to review)

Council Tax Band: C

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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