





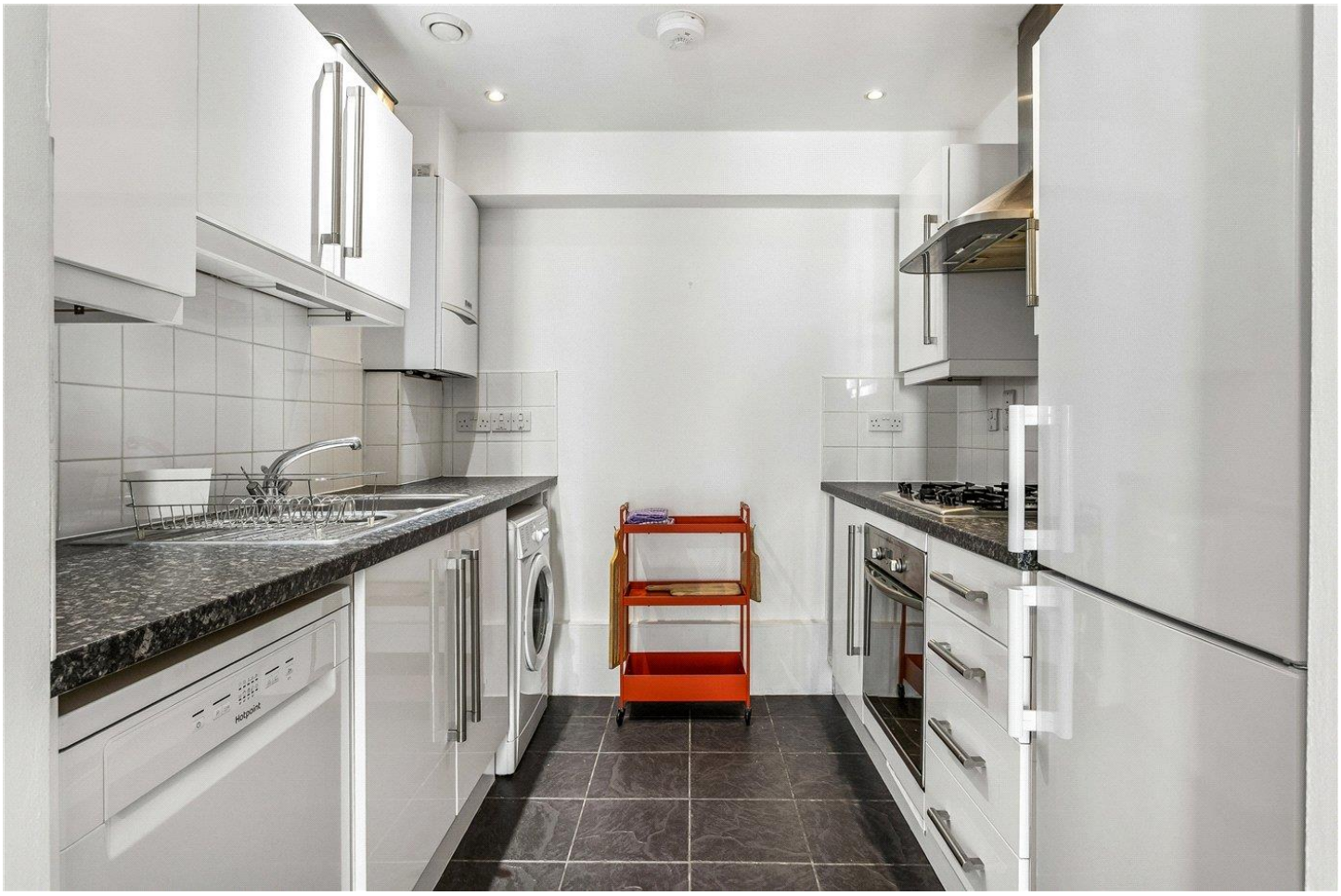
DE BEAUVOIR CRESCENT, LONDON, N1

£460,000 LEASEHOLD

A 651 SQ.FT. TWO BEDROOM APARTMENT IN DE BEAUVOIR 0.3 MILES TO HAGGERSTON STATION

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

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DESCRIPTION:

A modern canal side flat in the highly sought after area of Haggerston. Ideally located less than a minute from Kingland Basin and canal, and just a 3-minute walk to Haggerston Overground station, offering excellent connectivity to the city and beyond. The flat offers great access to a large variety of shops, bars, restaurants and amenities. The property has been maintained to high standard throughout and provides an excellent contemporary style living space. It features floor to ceiling double glazed windows and has gas central heating.

Accommodation comprises of a generous entrance hall with inbuilt storage, leading to a spacious and welcoming open plan reception/kitchen with hardwood flooring and full height double glazed windows. The kitchen is thoughtfully designed, offering modern white gloss fronted wall and base units, as well as a dishwasher, gas hob cooker, inbuilt electric oven, brand-new fridge freezer, and a new washing machine.

There is a well-proportioned double bedroom with floor to ceiling windows providing plenty of natural light. The property also features a well-appointed bathroom with both a shower and bath, along with ample space for toiletries. The flat offers second single bedroom that can also be used as a home office or study, ideal for flexible living. Overall, this flat has a warm and inviting atmosphere and is perfectly positioned in an unbeatable location.

Offered with no onward chain. Viewings are highly recommended.

Mandarin Wharf is perfectly set for easy access to Shoreditch and the City and is also surrounded by some great pubs in De Beauvoir alongside delis and cafes on Southgate Road.

Regent's Canal is just moments away and offers a scenic route to Victoria Park and Maida Vale whilst access to West and East London can be easily facilitated via Haggerston overground (0.3 miles), Dalston Kingsland (0.8 miles) and Old Street underground (1 mile).

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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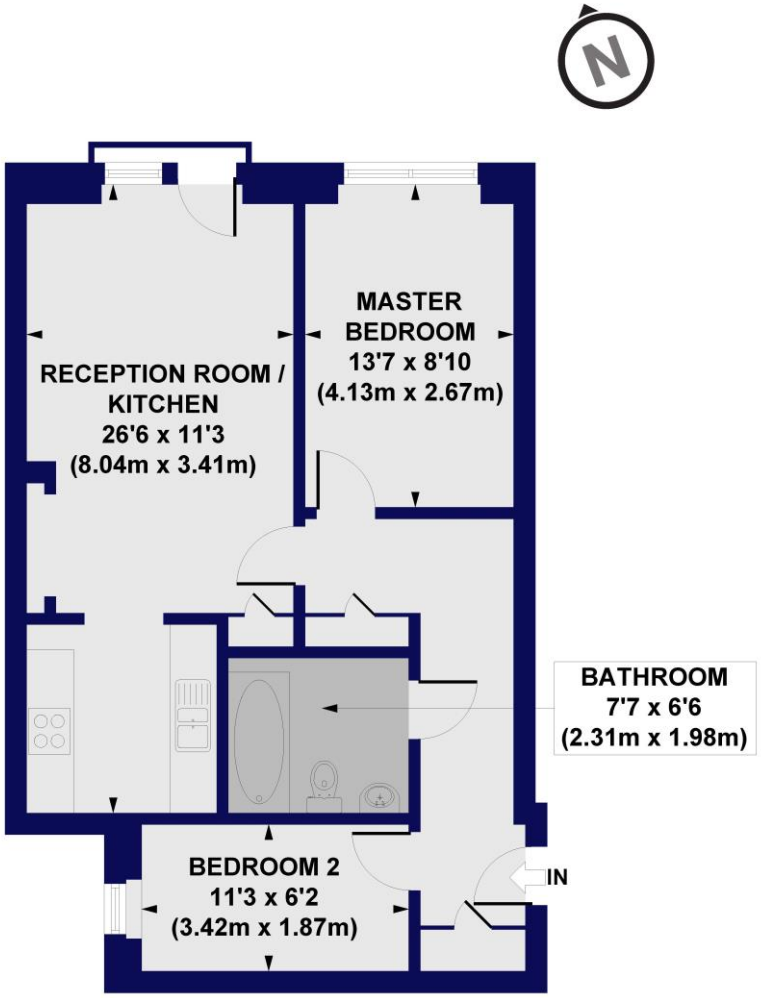




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De Beauvoir Crescent, N1

Approx. Gross Internal Floor Area 651 sq. ft / 60.45 sq. m

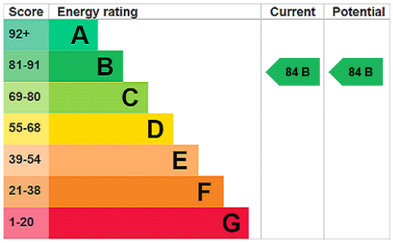


SECOND FLOOR

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.



https://www.winkworth.co.uk/sale/property/ISL260425

Tenure: Leasehold

Term: 108 year and 5 months (Subject to change)

Service Charge: £2,160 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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