



ST. MARTINS COURT, DE BEAUVOIR ESTATE, LONDON, N1
£325,000 LEASEHOLD

A 545 SQ. FT. ONE BEDROOM APARTMENT 0.2 MILES FROM HAGGERSTON OVERGROUND STATION

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DESCRIPTION:

Located in the popular De Beauvoir Estate, this well-presented East facing one bedroom flat at 545 sq. ft. is on the fourth floor of St Martins Court that offers bright, comfortable living in a convenient Hackney location only 0.2 miles from the Haggerston Overground Station

The property features a spacious open-plan kitchen and living area, a well-proportioned double bedroom and a modern three-piece bathroom with shower, all in good condition throughout.

The flat 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 the Southgate Road.

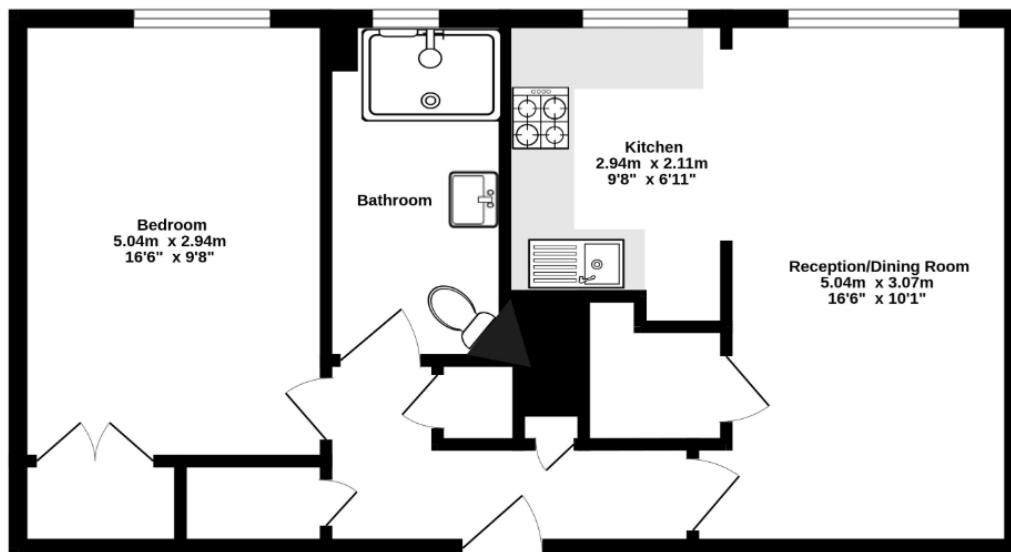
Regent's canal is just moments away and offers a scenic route to Victoria Park and Maida Vale whilst access to West and East London can be easily facilitated via, Haggerston Overground, Dalston Kingsland, and Old Street Underground.

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UPPER FLOOR
50.6 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA: 50.6 sq.m. (545 sq.ft.) approx.

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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250408>

Tenure: Leasehold

Term: 103 year and 0 months

Service Charge: £2872.99 per annum

Ground Rent: £ 9 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

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