



AMBER WHARF, NURSERY LANE, LONDON, E2  
**£525,000 LEASEHOLD**

**TWO DOUBLE BEDROOM APARTMENT ON  
NURSERY LANE, OFFERING STUNNING  
VIEWS OVER THE CANAL.**

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## DESCRIPTION:

Offered to the market chain free, this attractive purpose-built apartment enjoys a highly sought-after position on Nursery Lane, moments from the Regent's Canal and the vibrant amenities of Kingsland Road. Situated on the second floor of a well-maintained and popular development, the property provides generous proportions throughout and an abundance of natural light.

The accommodation comprises of a large reception room, which opens directly onto a private balcony boasting picturesque, views over the Regent's Canal. A sizeable separate kitchen-diner offers excellent storage and workspace, making it perfect for those who enjoy cooking or entertaining. There are two well-proportioned double bedrooms with ample internal storage options and an additional large internal cupboard off the main hallway, a family bathroom, with a bath and overhead shower, completes the layout. The property further benefits from a secure, gated and allocated parking space, a rare find in this city location.

Nursery Lane places residents within easy reach of everything that makes this area so desirable. Just moments away are the eclectic cafés, restaurants and independent shops of Kingsland Road, while Hoxton, Shoreditch and the City are all within comfortable walking distance. Transport connections are excellent, with Haggerston and Hoxton Overground stations close by, providing swift links across London.

For leisure and outdoor space, both Haggerston Park and London Fields are nearby, offering expansive green spaces, sports facilities and a diverse range of recreational options.

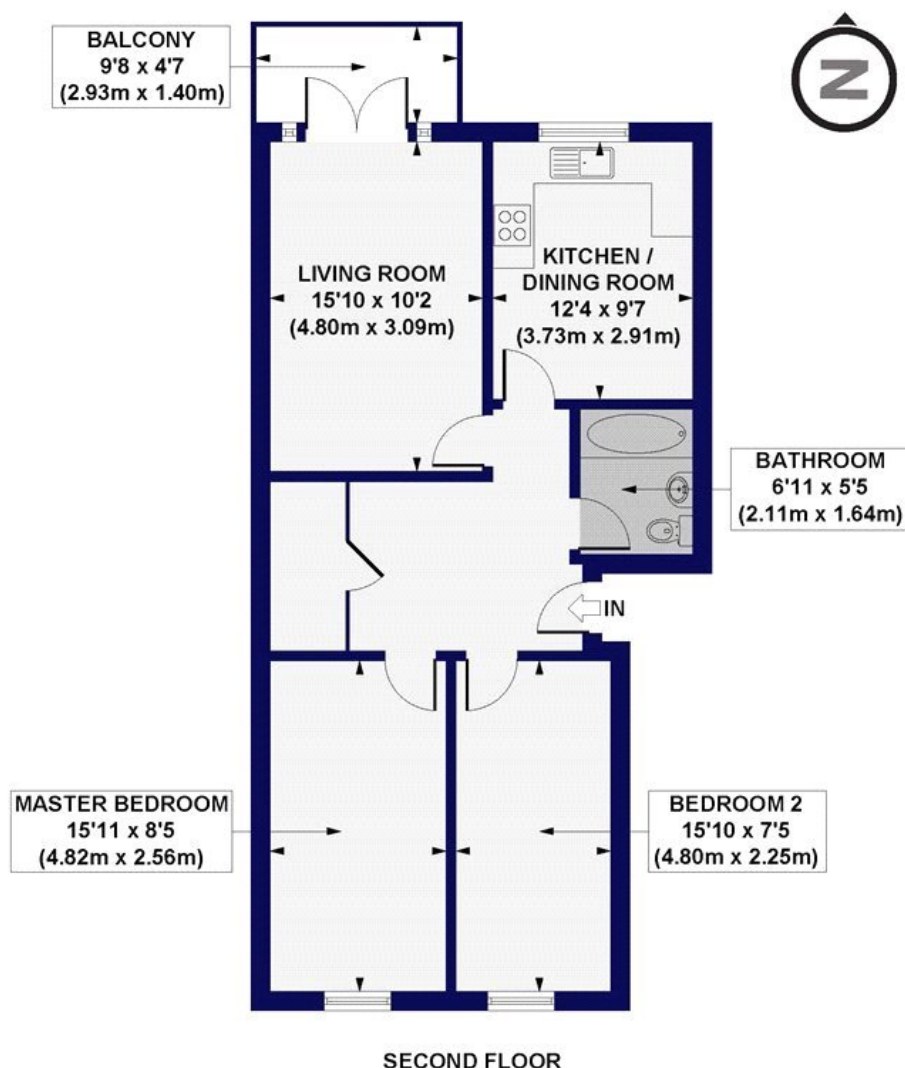
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**Amber Wharf, Nursery Lane, E2**  
**Approx. Gross Internal Floor Area 731 sq. ft / 67.94 sq. m**



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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC240058>

**Tenure:** Leasehold

**Term:** 164 years

**Service Charge:** £2100 per annum

**Ground Rent:** £ 150 Annually (included in service charge)

**Council Tax Band:** D

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

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