

RELIANCE WHARF, HERTFORD ROAD, LONDON, N1
OIEO £800,000 LEASEHOLD

STUNNING TWO BEDROOM 2 BATHROOM FLAT OVERLOOKING REGENTS CANAL

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

An exceptional, two double bedroom, two-bathroom, modern apartment set in this ever-popular development on Hertford Road. Positioned on the 4th floor and standing at 762sqft, the property has been renovated to a high standard throughout, featuring wooden floors, a large bright open plan kitchen/reception room which leads to a generous private south-facing balcony overlooking Regents canal. There are two double bedrooms, the master bedroom including an en-suite bathroom and inbuilt wardrobe. The property is completed with a tastefully decorated family bathroom.

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.

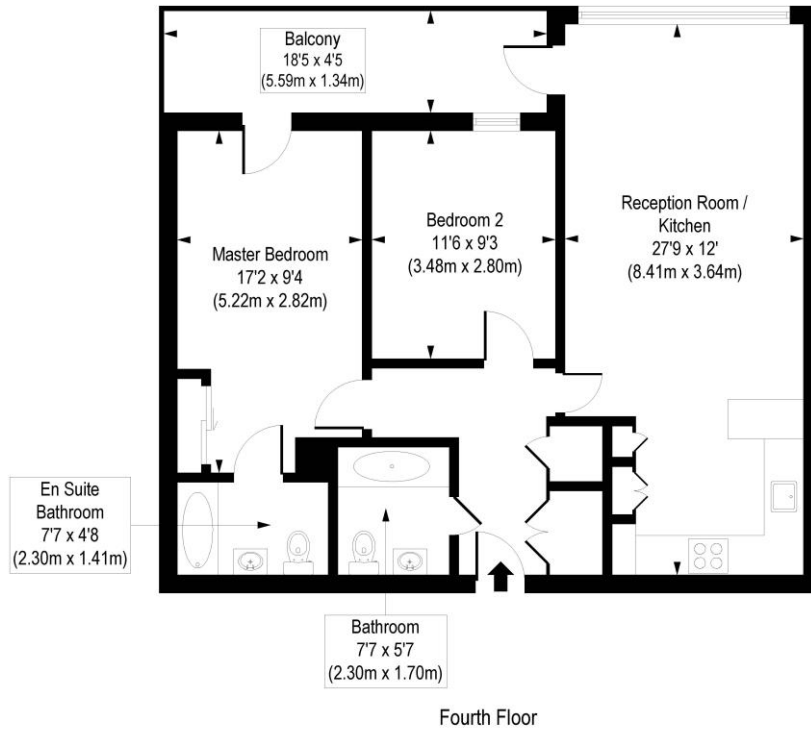
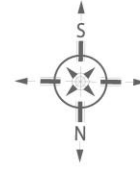
Winkworth



Winkworth

Reliance Wharf, Hertford Road, N1

Approx. Gross Internal Floor Area 762 sq. ft / 70.75 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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.

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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including fumishings.