



RELIANCE WHARF, HERTFORD ROAD, LONDON, N1
£750,000 LEASEHOLD

STUNNING TWO BEDROOM TWO BATHROOM FLAT OVERLOOKING THE REGENTS CANAL

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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 781 sq.ft., 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 inbuild 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.



Relince Wharf, Hertford Road, N1
Approx. Gross Internal Floor Area 781 sq. ft / 72.55 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.

Tenure: Leasehold

Term: 111 year and 9 months

Service Charge: £3588.72 per annum

Ground Rent: £ 172.68 Annually (subject to increase)

Council Tax Band: E

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

<https://www.winkworth.co.uk/sale/property/ISL240050>