



Hertford Road De Beauvoir, London N1

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Hertford Road

De Beauvoir

London N1

Stunning two bedroom waterside apartment with balcony in this wonderful tranquil location overlooking Kingsland Basin.



DESCRIPTION

Set on the second floor of a gated development on Hertford Road in De Beauvoir, this fantastic lateral space offers bright, spacious contemporary living close to all amenities. The accommodation features a generous twin aspect open-plan kitchen and reception room with door opening directly to the private balcony. Large picture windows along two walls offer amazing views over the quayside below. Elsewhere there is a stylish bathroom, and two beautiful double bedrooms, the principal with an ensuite shower room and built-in wardrobe. The property further boasts lift access, and a designated car parking space in the building's underground car park. The green open spaces of Shoreditch Park and London Fields are nearby, with Haggerston Overground Station giving easy access to the City and West End.



Leasehold

Asking Price £699,950



Second Floor
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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