



HERTFORD ROAD, LONDON, N1
£695,000 LEASEHOLD

AN EXCEPTIONAL TWO BED WATERSIDE FLAT WITH BALCONY AND PRIVATE PARKING

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DESCRIPTION:

This absolutely wonderful, two bedroom, sixth floor flat is located in the phenomenally desirable Hertford Wharf development, overlooking the Kingsland basin.

The flat is genuinely flooded in natural light through floor to ceiling windows in the living room and kitchen and boasts tastefully decorated interiors alongside well proportioned rooms throughout. An east facing balcony is accessed from the reception space and enjoys commanding waterfront views over the basin whilst providing uninterrupted light as there are no further balconies above. All rooms are light filled and well presented with new wooden flooring and a contemporary feel throughout.

Both bedrooms are of equal size with master benefitting from ensuite shower room and inbuilt storage whilst there is also a family sized bathroom and extra hallway storage.

The property offers stylish waterside living in a great location and benefits from secure fob entry alongside lift access and private underground car parking.

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 Southgate road.

The Regents canal 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.

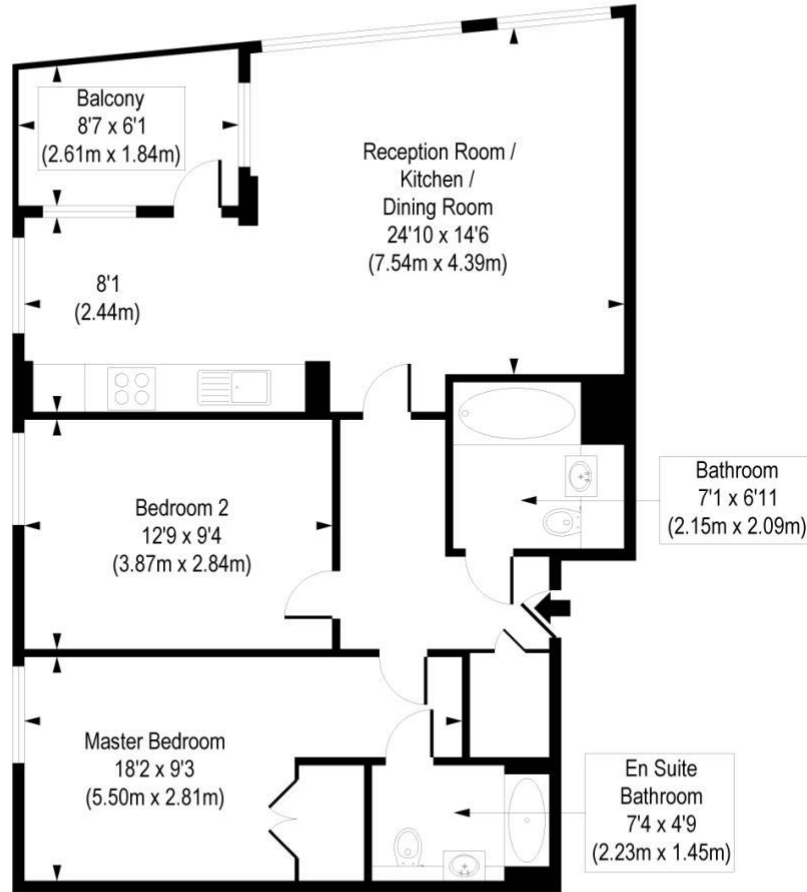
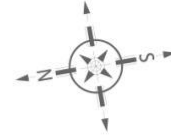
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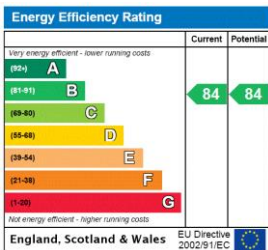
Approx. Gross Internal Floor Area 749 sq. ft / 69.59 sq. m



Sixth Floor

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 shows, 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.



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