



## De Beauvoir Crescent, N1

### £700,000

A two double bedroom, two bathroom lateral property set on the first floor of Grand Canal Apartments. This flat benefits from an open plan kitchen and living space plus a large private terrace with access from every room. Being offered chain free.

Located in De Beauvoir Town with Haggerston Station 0.3 miles away plus several bus routes on Kingsland Road and Southgate Road offer direct access into the City of London. The green spaces of Shoreditch Park, De Beauvoir Square and Rosemary Gardens are also within easy reach.

### Features

- Open Plan Living
- Private Terrace
- Modern Fittings Throughout
- Wooden Floors
- Canal Access
- Underfloor Heating
- Chain Free



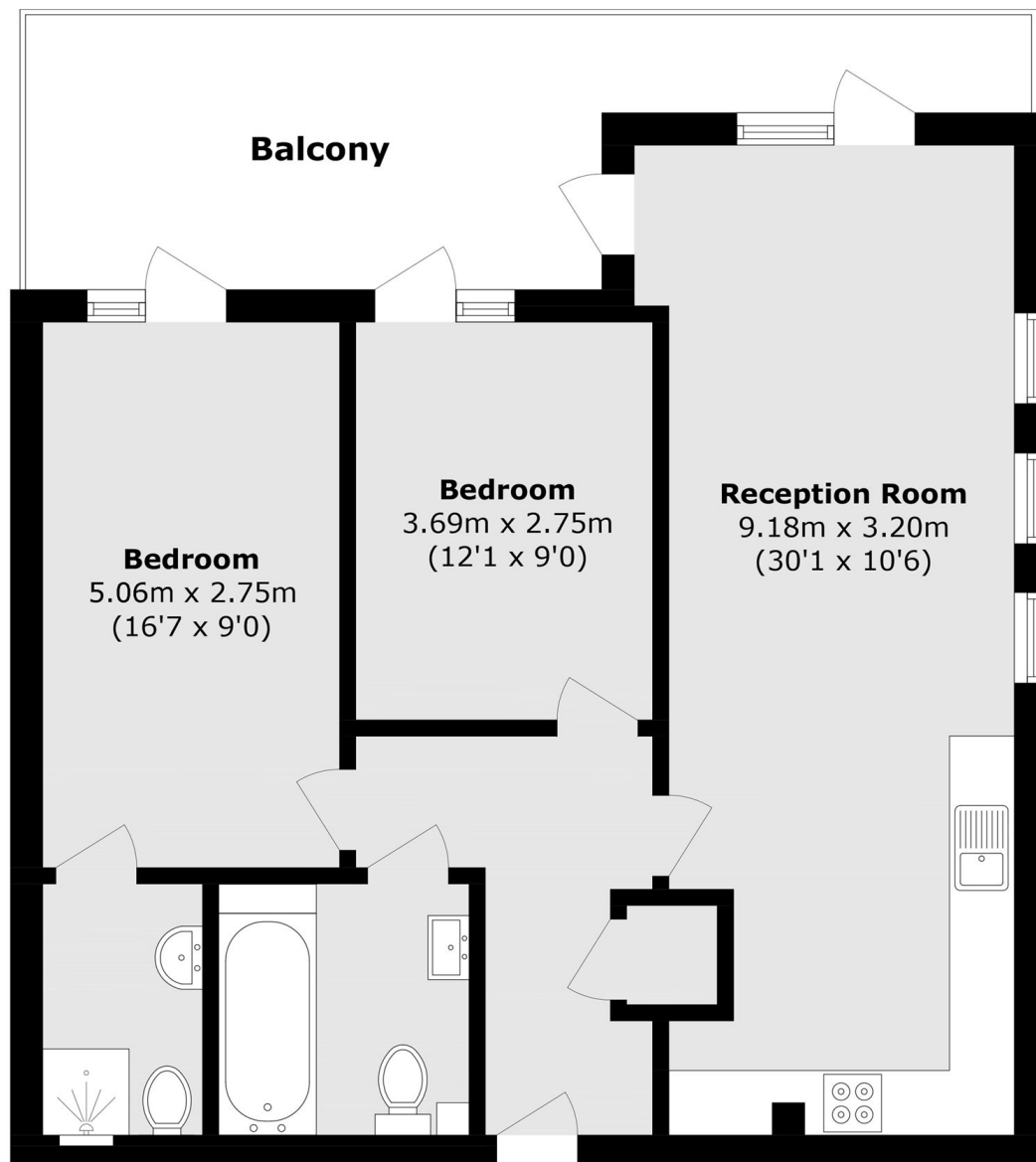
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Upon entry into the spacious hallway you will find, to the right, the open plan living space with heated walnut floors. To the left are the two double bedrooms, one with an en suite. Both rooms have access onto the substantial private terrace. There is also a large storage cupboard opposite the family bathroom.

Positioned on Regent's Canal, this landmark development is close to several amenities, eateries and parks. In particular, the pathways along the waterside are ideal for bike rides and weekend strolls.



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Total area (approx.): 73.6 sq. m (792.2 sq. ft)  
Balcony area (approx.): 17.8 sq. m (191.5 sq. ft)

## Dexters

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