

26 ORSMAN ROAD N1 5QJ

£575,000
LEASEHOLD

EWS1 Certificate available upon request- Presented in immaculate condition by the current owners is this well designed two double bedroom, second floor apartment which is equally proportioned and offers light in abundance throughout, comprising an open plan reception/ fully fitted kitchen, two double bedrooms and a newly fitted bespoke bathroom suite. The space is well designed and offers a lovely flow with the added bonus of an extremely well finished modern interior.

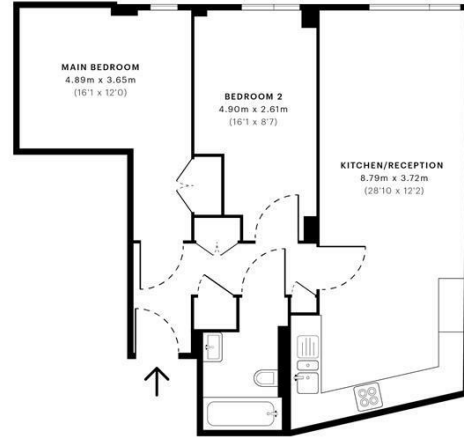
The property also features a lovely west facing courtyard, which offers a calm and secluded feel.

Excellently located in close proximity to a number of transport links including Haggerston & Dalston Junction Overground Stations as well as the frequent buses from Kingsland Rd to both the City and the West End. The bars, restaurants and boutiques of Shoreditch, Hoxton, Dalston, Broadway Market and Islington all are within easy walking distance

Hemmingfords

Ronann Apartments, N1
 CAPTURE DATE: 20/01/2023 LASERSCAN POINTS: 72,896,946

GROSS INTERNAL AREA
 66.33 sqm / 713.97 sqft



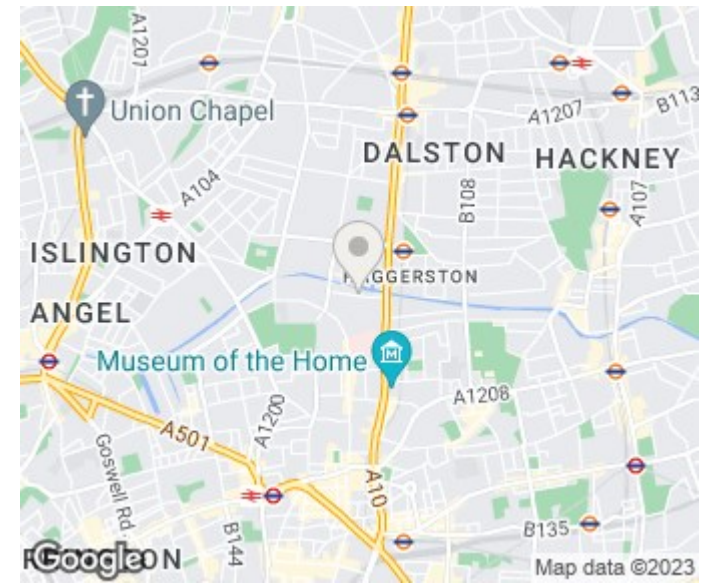
spec
 Verified

RICS
 Certified Property Measurement

Energy Efficiency Rating
 84

EU Directive
 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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Hemmingfords Sales
 Second Floor
 34 Upper Street
 London
 N1 0PN

02038907470
 info@hemmingfords.co.uk
 www.hemmingfords.co.uk

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