



120 QUEENSBRIDGE ROAD E2 8EZ

£2,300 PCM

Rare to market Comprising 500sqft, this canal facing apartment situated within an award winning development offers contemporary living. The accommodation comprises entrance hall with utility cupboard, open plan L-shaped kitchen, diner and living room with floor to ceilings windows onto a large balcony, overlooking the Regents Canal. Double bedrooms with fitted wardrobes and a main bathroom with shower over bath.

The view is over the canal & north facing, and there are a host of benefits including ample storage & a daytime porter. All situated on the edge of the Regents Canal and Haggerston Park. Amenities are plentiful including Broadway and Columbia Markets, Victoria Park and the many supermarkets and independent shops all within walking distance.

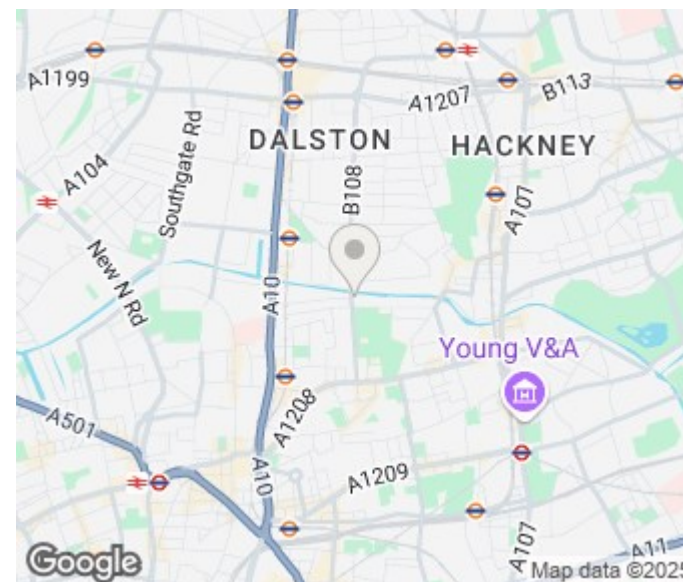
Available 26th June 2025 on a unfurnished basis.

Hemmingfords



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 476 SQ FT

| | |
|---|-----------------------------|
| APPROX. GROSS INTERNAL FLOOR AREA 476 SQ FT / 44 SQM | Adelaide Wharf |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | Date: 04/07/23 photoplan |



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |

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

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