



# LOVE LIVING

HACKNEY



Rosemary Apartments Branch Place, Hackney, N1 5PH

£800,000



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£800,000

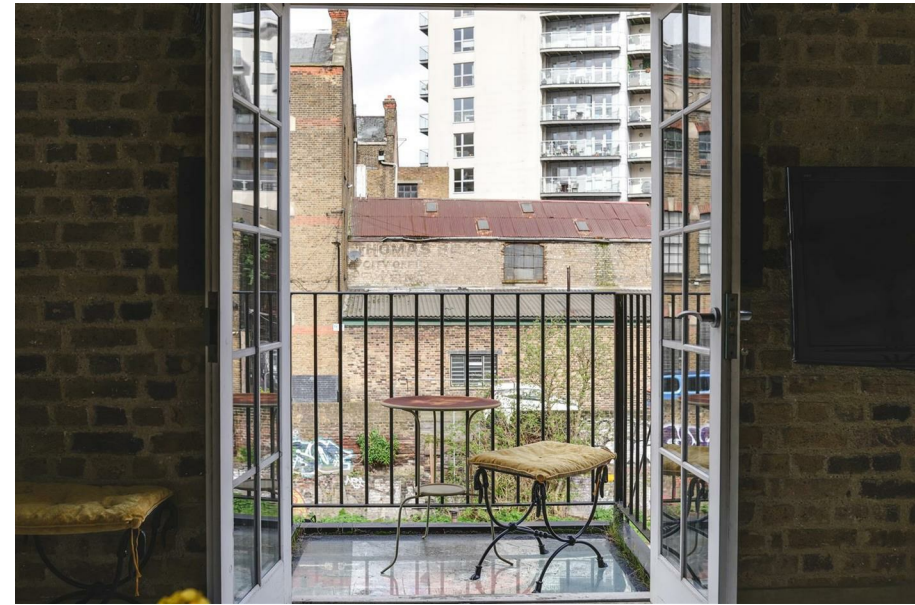
# Rosemary Apartments Branch Place

Hackney, N1 5PH

- Warehouse conversion
- Two balconies
- Exposed beams
- High ceilings
- Banks of the Regents Canal
- Little Greene Paint

## The Home -

This charming, converted warehouse apartment on the banks of the Regent's Canal, is located perfectly on the borders of Hackney and Islington. Generous ceiling height is complimented by exposed beams, French doors opening onto two balconies overlooking the canal, Little Green paint, Two double bedrooms decorated impeccably, and a bathroom fitted with Arezzo Blue marble tiles. The apartment also has an integral sound system in all rooms and is presented to the market chain free. Rosemary Works is positioned on Branch Place, which has the useful transport link of Haggerston overground close by and the Green space of Shoreditch Park. A short walk along the canal path to the East is Broadway Market, and to the West The Angel Islington/Upper Street.



## The Indoors

Upon the entry to the apartment you are greeted with a room filled with natural light, exposed brick and high ceilings. The open plan reception room and kitchen is a welcoming space that has wonderful exposed wooden beams and French doors leading onto the balcony that overlooks the canal. The Kitchen is generously stocked with cupboards painted in Little Greene 'Deep Blue', there's plenty of worktop space, a dishwasher, built in oven and gas hob, the sink is complemented with a Fohen Focetti 3 in 1 boiling water tap.

The principal bedroom is beautifully wallpapered in Emma Shipley 'Audubon', more of the exposed brick, French doors (flanked by floor to ceiling Velvet curtains) leading onto the second balcony overlooking the canal, Soho Home wall lights, built in wardrobes and there is also a door to the bathroom from this bedroom. The second bedroom also has a combination of exposed brick and wallpaper from Jessica Osborne 'Night Sky Yellow Dawn', blinds around a south facing window and more of the Soho Home wall lights. The bathroom is tiled in Arezzo Blue Marble porcelain and accessible via the hallway and also the main bedroom, it has a large walk in shower with Vessini wetroom treated glass, hand basin and W.C. There are all new taps, shower head and a vintage mirror.

## The Outdoors

There are two separate balconies. The first opens out from the main living room and the second from the principal bedroom. The balconies look directly out over the Regents Canal and are a lovely spot for a morning coffee or a glass of something in the evening.

## Loving the location

The apartment is ideally located for popular spots such as the De Beauvoir





Deli. Also close at hand is the Towpath Cafe and the award winning Baring gastropub.

Hoxton is renowned for its exciting mix of restaurants, bars and galleries, including Lyle's, Rochelle Canteen, Shoreditch House and the Blue Mountain School. The boutiques and cafes of Redchurch Street and Spitalfields are nearby, with Broadway market and Angel Islington both a short walk along the canal.

For green space, Shoreditch Park is moments away. The apartment is also a short walk from Hoxton Square, an early example of one of London's public gardens. Completed in 1720 and designed to emulate existing squares in west London, it was the first of its type in the area.

There are plenty of transport links within walking distance. Haggerston is the closest offering access to Highbury and Islington in three stops. Hoxton and Shoreditch High Street stations run London Overground services; Liverpool Street Station provides access to the Central, Hammersmith & City and Metropolitan lines and nationwide National Rail services. Old Street Underground station is a 15-minute walk away, running Northern Line services across the city. The apartment is well served by various bus routes including; 76, 141 and the 21. There are numerous great schools, a Tesco and fantastic dry cleaners nearby.

## Directions

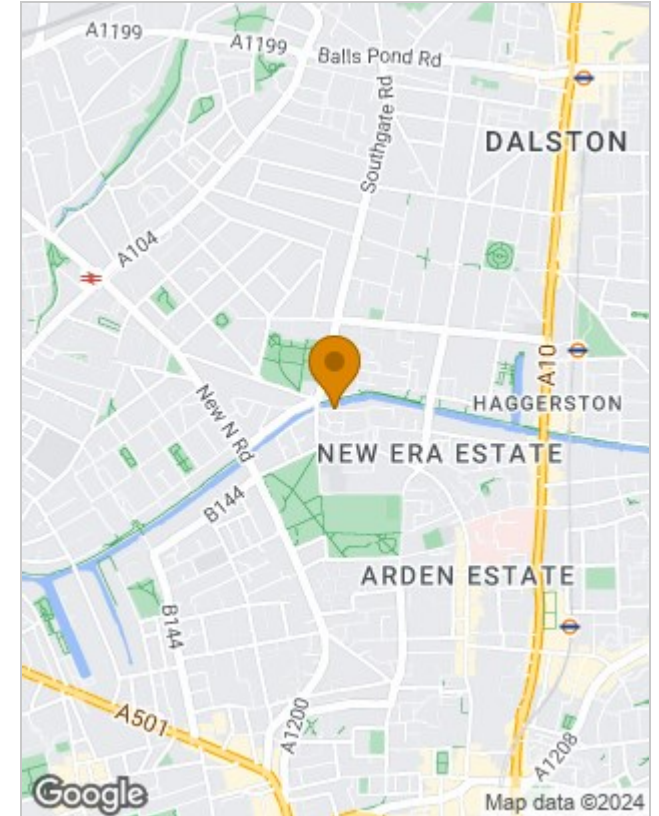




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	78
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.