



ISLINGTON PROPERTIES



Branch Place

De Beauvoir, N1

£2,500 Per Month

£2,884 Deposit

Available from: 15th January 2025

Superb contemporary two bedroom, two bathroom apartment in a sought after development located in a cul-de-sac location with attractive views over Regents Canal.

The flat offers generous proportions and features a large open plan kitchen, dining and living space. This room also has full-height windows, which slide open to take advantage of the Juliet balcony and the attractive views. Further benefits include good storage options, lift access and being well located for the amenities of Shoreditch and Hoxton.

- Two double bedrooms
- Two bathrooms
- Views over Regents Canal
- Close to Haggerston station
- Benefits from a lift
- Juliet balconies
- Bright and airy
- Contemporary Flat
- Ample storage provision
- Council Tax: Band D

Viewing

Please contact our Upper Street Office on 020 7871 4444 if you wish to arrange a viewing appointment for this property or require further information.



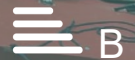
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Additional information

Heating: Gas central heating

Electricity: Mains

Water: Mains

Sewerage: Mains

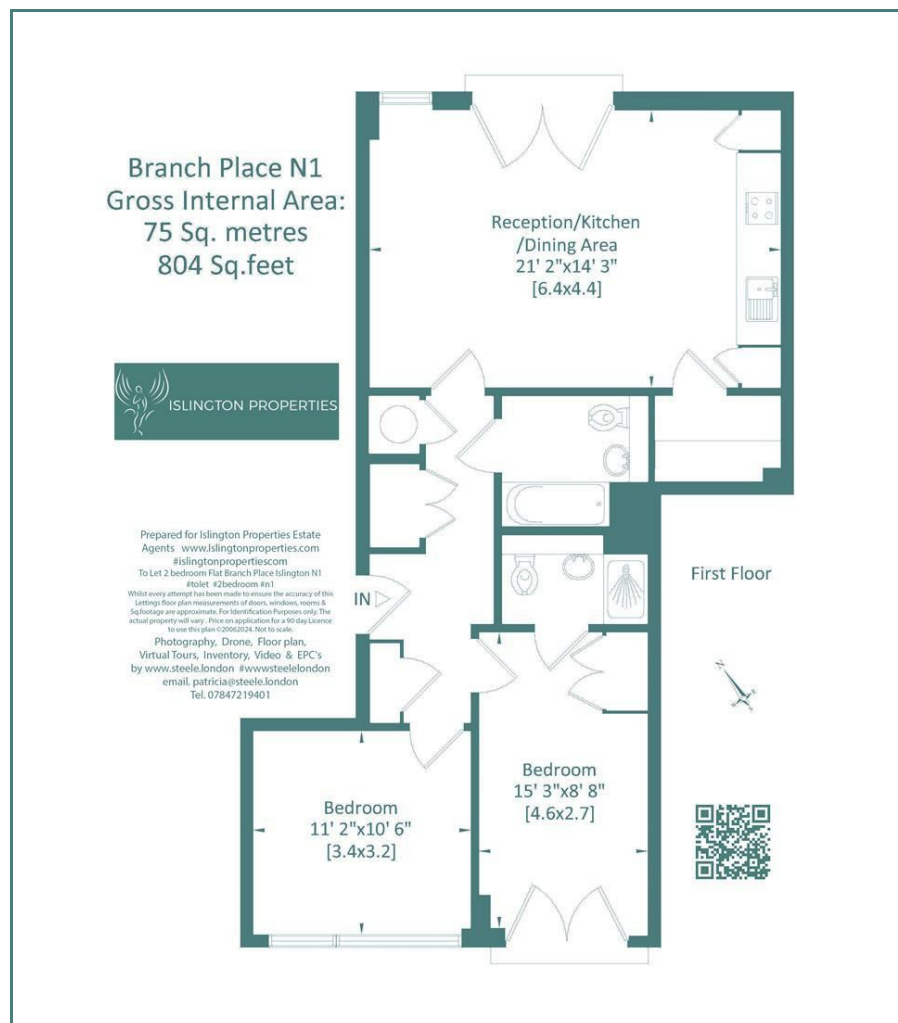
Broadband: Predicted Standard, Superfast & Ultrafast (Ofcom)

Mobile: Predicted good indoor and outdoor coverage for EE, Three. Good outdoor, variable indoor coverage

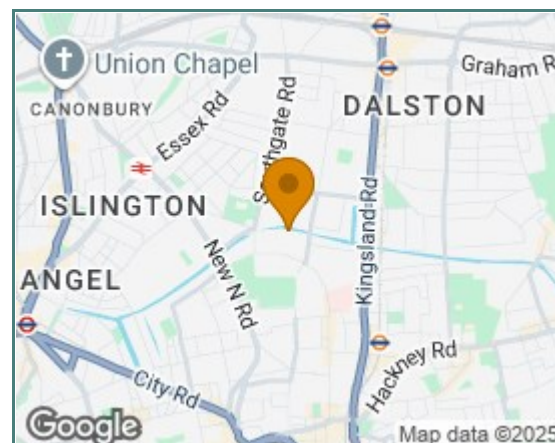
Vodafone, O2 (Ofcom)

Parking: None

Floor Plan



Area Map



Energy Efficiency Graph

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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