



Reliance Wharf

Hertford Road, N1

Offers in excess of £700,000

A bright and spacious 3 double bedroom apartment located within a sought after development situated along the Regents Canal with an impressive balcony spanning the width of the apartment.



Reliance Wharf

Hertford Road, N1

- 3 double bedrooms
- 2 bathrooms
- Large balcony spanning the width of the apartment
- Open-plan living/kitchen space
- Close to transport links



A bright and spacious 3 double bedroom apartment located within a sought after development situated along the Regents Canal with an impressive balcony spanning the width of the apartment. The property is well proportioned comprising; impressive open-plan kitchen/living room with modern fully-equipped kitchen; the living room leads on to the private balcony spanning the full width of the apartment; all 3 bedrooms are full sized doubles with two of the bedrooms benefiting from built-in wardrobes and the master benefiting from an en-suite shower room; the master bathroom consisting of a bath with overhead shower. Hertford Road is situated within the ever popular and highly desirable De Beauvoir Town, closest station is Haggerston (London Overground), with Dalston/ Kingsland and Dalston Junction, also accessible and forming part of the London Overground network. A plethora of shops, bars and restaurants can be found locally, such as the renowned De Beauvoir Deli. For those wishing to travel by bus, Kingsland Road and Southgate Road provide a number of good routes, with the delights of vibrant, trendy Hoxton and Shoreditch just a short journey away, as are the National Rail and Victoria Line trains of Highbury & Islington.

Tenure: Leasehold 112 years 6 months
Service Charge: £3607.22
Ground Rent: £N/A
Local Authority: London Borough Of Hackney (Council Tax)
Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

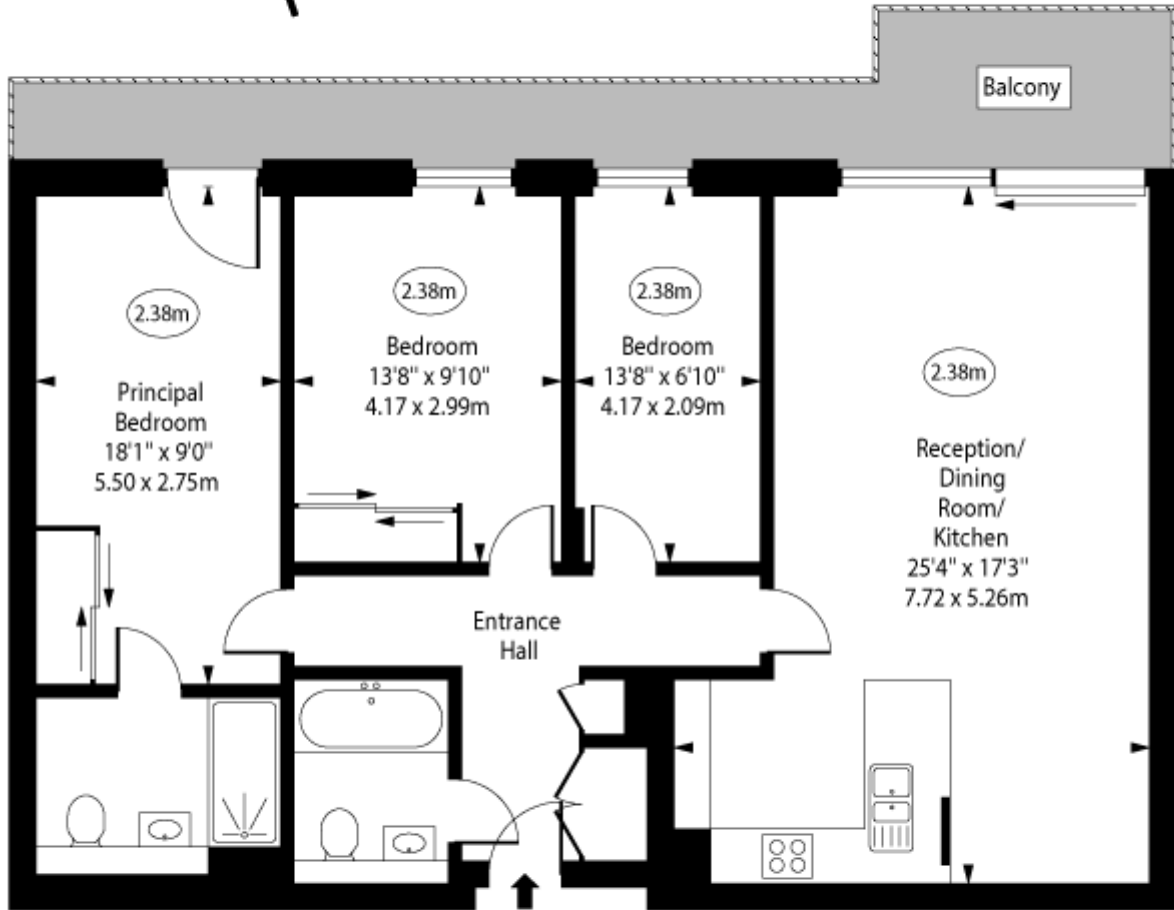
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Reliance Wharf,
Hertford Road, N1



○ - Ceiling Height



Third Floor

Approx Gross Internal Area 1000 Sq Ft - 92.90 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 023720R

