



Adelaide Wharf

Queensbridge Road, E2

Asking Price £525,000

A bright and spacious two double bedroom apartment set on the first floor of a contemporary development moments from Haggerston Park and the Regents Canal.

CHESTERTONS



Adelaide Wharf

120 Queensbridge Road, E2

- 2 double bedrooms
- Balcony
- Open-plan kitchen/living space
- Moments from Haggerston Park



A bright and spacious two double bedroom apartment set on the first floor of a contemporary development moments from Haggerston Park and the Regents Canal. The property is well-proportioned comprising; 2 double bedrooms; modern family bathroom with bath and overhead shower; spacious lounge with floor to ceiling windows and balcony leading on to a contemporary kitchen with built in appliances and plenty of worktop and cupboard space; Secure bicycle parking available for all residents and underground car parking available to rent at a cost of circa £400 pa. The property is perfectly placed for access to Haggerston Station, allowing easy access to Shoreditch and the City. Popular Broadway Market is a short walk away famous for its Saturday food market along with Columbia Road known for its Sunday flower market. The development is adjacent to the Regent's canal a peaceful walk to Victoria Park or the other way to Kings Cross.

Tenure: Leasehold 233 years

Service Charge: £4300 Including an annual £650 sinking fund contribution. There is currently a sinking fund of £950,000.

Ground Rent: £375

Local Authority: London Borough Of Hackney (Council Tax)

Council Tax Band: D

Chestertons Islington Sales

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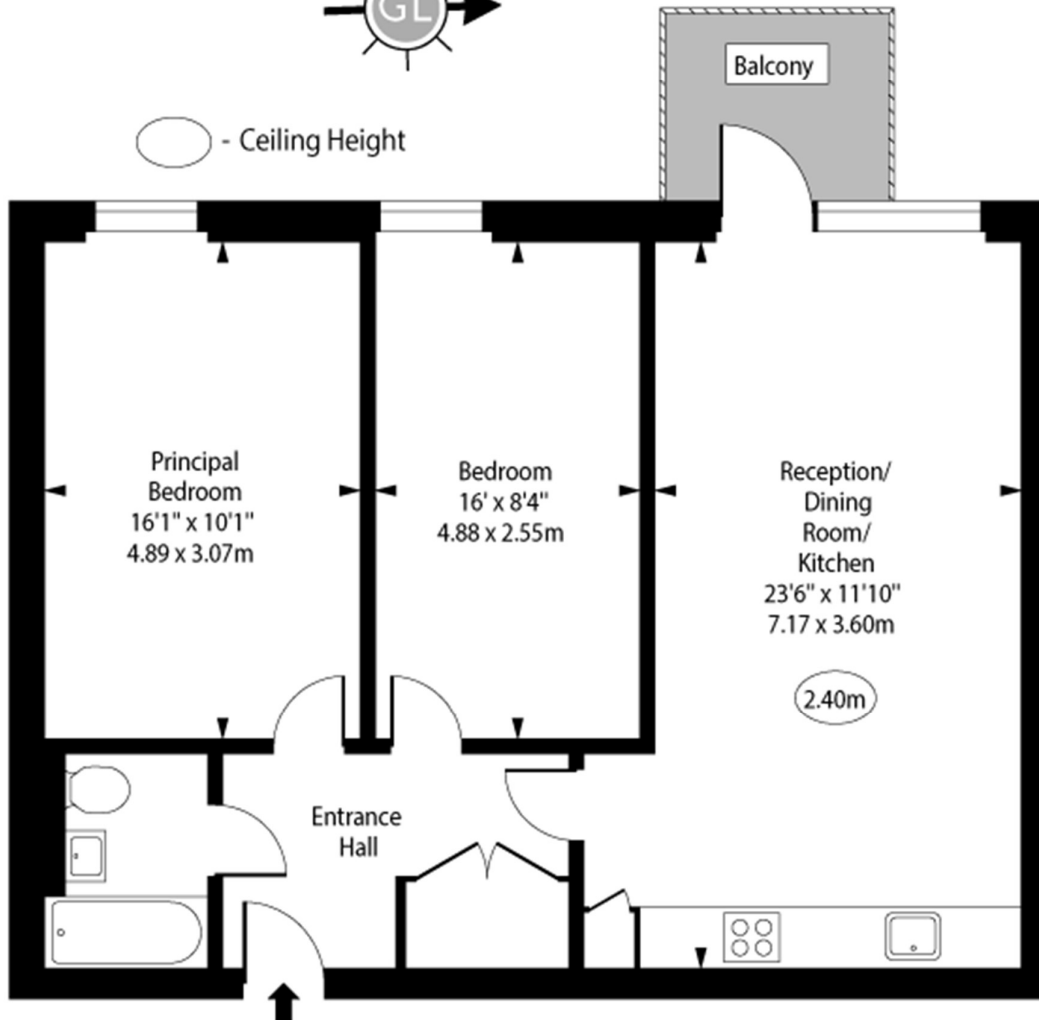
020 7359 9777

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Adelaide Wharf, Queensbridge Road, E2



○ - Ceiling Height



First Floor

Approx Gross Internal Area 745 Sq Ft - 69.21 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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