



Adelaide Wharf

Queensbridge Road, E2

Asking Price £550,000

An exceptionally well presented 2 double bedroom, 2-bathroom apartment set on the fourth floor of a contemporary canal-side development located across from Haggerston Park.



Adelaide Wharf

120 Queensbridge Road, E2

- 2 double bedrooms
- 2 bathrooms
- Fourth floor
- Allocated parking space
- Moments from Haggerston Park



An exceptionally well presented 2 double bedroom, 2 bathroom apartment set on the fourth floor of a contemporary canal-side development located across from Haggerston Park. The property is well proportioned comprising; 2 double bedrooms with the master benefitting from an en-suite shower room; family bathroom with bath; impressively sized open-plan kitchen/living/dining space leading on to a private balcony. Further benefits include an allocated parking space along with secure bicycle parking. 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 232 years 6 months

Service Charge: £4300

Ground Rent: £275

Local Authority: hackney

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

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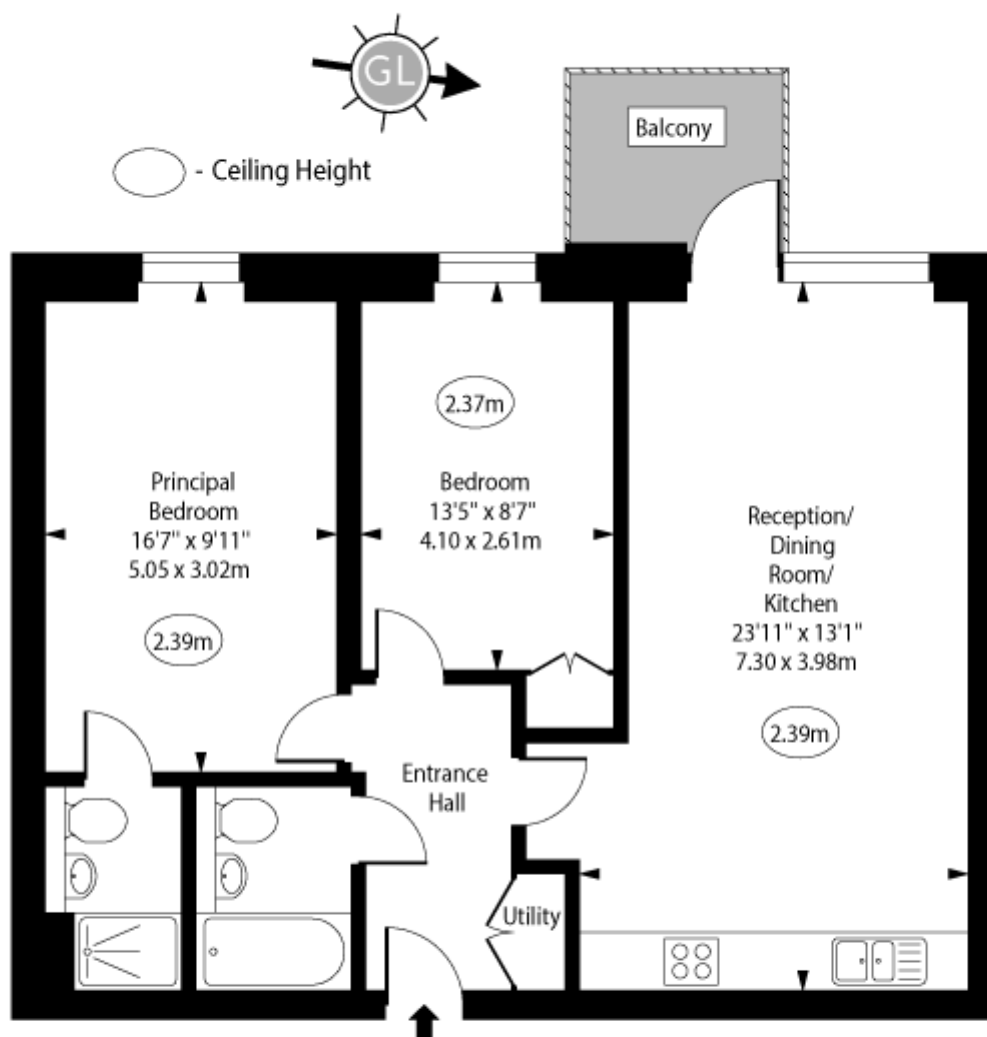
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Adelaide Wharf,
Queensbridge Road, E2



Fourth Floor

Approx Gross Internal Area 738 Sq Ft - 68.56 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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