



# Kleine Wharf

Orsman Road, N1

Asking Price £600,000

A stylish two double bedroom, 2 bathroom apartment set on the second floor of a quiet canal-side development in De Beauvoir/Haggerston with picturesque views across the canal.



# Kleine Wharf

## 14 Orsman Road, N1

- Two double bedrooms
- Two bathrooms
- Located on the second floor
- Overlooking the canal
- Private balcony
- Secure gated canal side development





A stylish two double bedroom, 2 bathroom apartment set on the second floor of a quiet canal-side development in De Beauvoir/Haggerston with picturesque views across the canal. The property is bright and well-proportioned comprising two double bedrooms with the master additionally offering an en-suite shower room and stunning views across the canal. The second bedroom is of equal proportion with plenty of space for furniture; the open-plan kitchen/living room offers plenty of space for entertaining with a balcony for al-fresco dining; the family bathroom comprises a bath with over-head shower. Kleine Wharf is situated on a quiet street located moments from Kingsland Road. The closest stations are Haggerston, Hoxton & Dalston Junction, which form part of the London Overground network, whilst 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 provides 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.

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**Tenure:** Leasehold 105 years 7 months

**Service Charge:** £2000

**Ground Rent:** £250

**Local Authority:** hackney

**Council Tax Band:** D

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

N1 2XQ

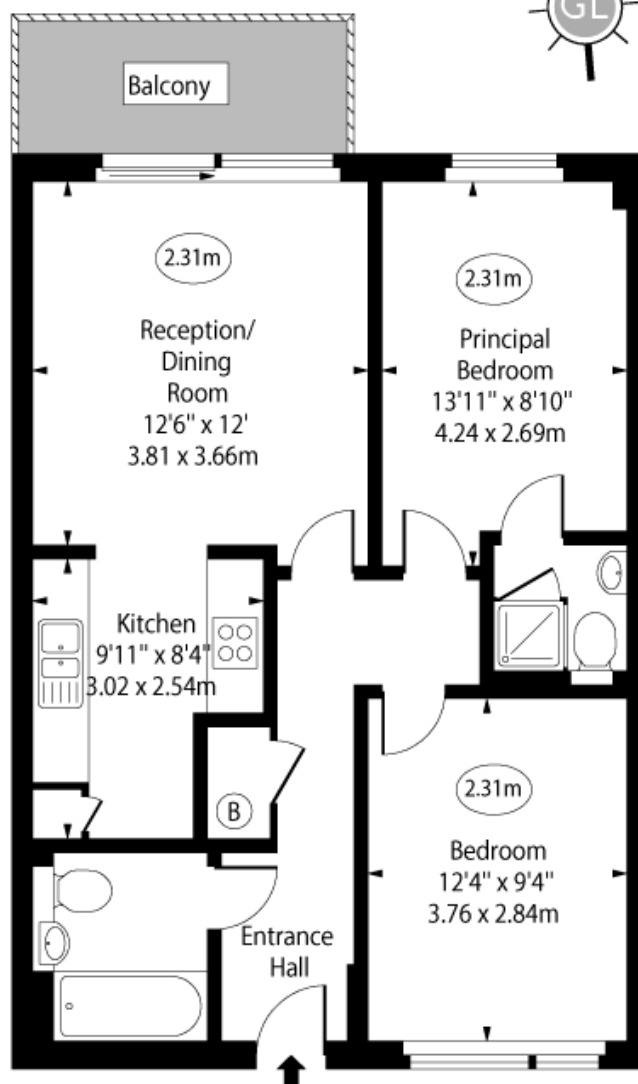
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Kleine Wharf,  
Orsman Road, N1

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 659 Sq Ft - 61.22 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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