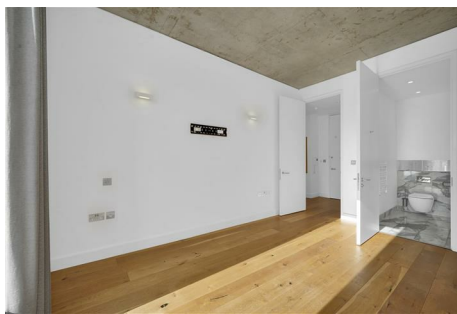


PARKER JAMES

ESTATES

Established since 1995



Whitmore Road

London N1 5QG

- Available immediately
- Third floor
- Private balcony
- Boutique development
- Haggerston station walking distance
- Furnished
- Lift
- 123 sqm
- Architect designed
- Regent's Canal minutes away

£1,084 Per Week

Whitmore Road

London N1 5QG



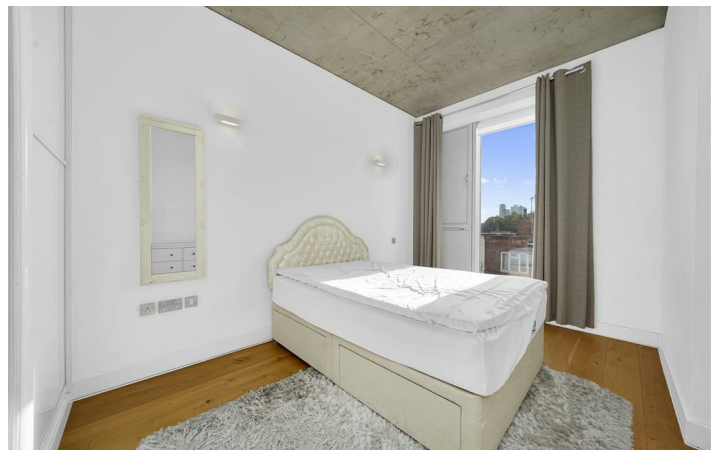
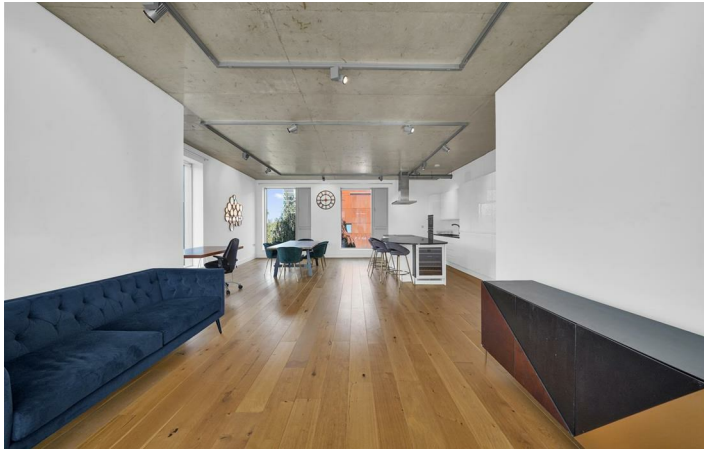
Available immediately is this exceptionally well presented third floor architect designed apartment with lift and private balcony in this boutique development in Hoxton.

The 123 sqm property which has wood flooring throughout, briefly comprises an entrance hall, a stunning double height floor to ceiling dual aspect reception room with ample space for entertaining and double glazed doors opening onto the balcony which is open plan to a fully fitted island kitchen with breakfast bar, seating and integrated appliances, two double bedrooms with built in wardrobes (one of which benefits from a fully tiled luxury shower room) and a fully tiled bathroom.

Whitmore Road is within walking comfortable distance of Haggerston (Windrush line) a good range of shops on Kingsland Road, the De Beauvoir Wholefoods on Southgate Road, bars and restaurants whilst pleasant walks or cycles can be enjoyed just a few minutes away along the Regent's Canal towpath or in nearby Shoreditch Park.



Directions



Floor Plan



Whitmore Road, N1

GROSS INTERNAL AREA
132.4 sq m / 1425 sq ft



Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
132.4 sq m / 1425 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.2 sq m / 34 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
8.1 sq m / 87 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

