



## Enfield Road, , London, N1 5EN

- 2 Bedroom Apartment
- Modern Development
- Secure Entrance
- Day Concierge
- 2 Bathrooms
- Excellent Transport Links
- Comunal Gym And Sauna
- 360 Virtual Tour

**£550,000**



# Enfield Road, , London, N1 5EN - £550,000

## DESCRIPTION

A beautiful and extremely bright 2 bedroom 2 bathroom apartment set within a luxury development located in the heart of Haggerston. The property which measures in excess of 770 Sq. Ft. is set on the second floor and comprises of an open plan lounge / kitchen, 2 good sized double bedrooms, a designer kitchen and 2 luxury bathrooms. The development further benefits from day time concierge and use of a communal gym.

Ideally located moments away from Haggerston, Hoxton and Dalston Junction Stations offering great links into the city. Haggerston is fast becoming the place to be for young professional working within the city of London and has many great restaurants, pubs and bars along the famous Kingsland Road.

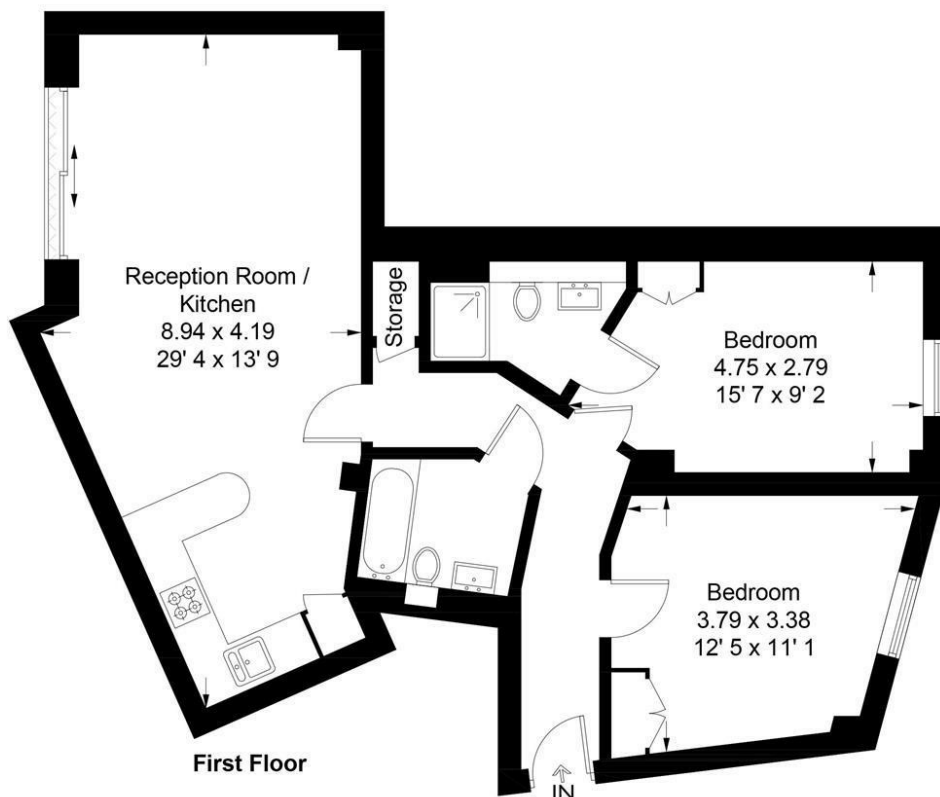
Tenure = Leasehold (112 Years remaining)  
Service Charge = Approx. £2,000 pa  
Ground Rent = £250 pa





# Enfield Road

Approximate Gross Internal Area = 772 sq ft / 71.7 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

## Viewings

Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

