



17, Regents Wharf Wharf Place, London, E2 9BD

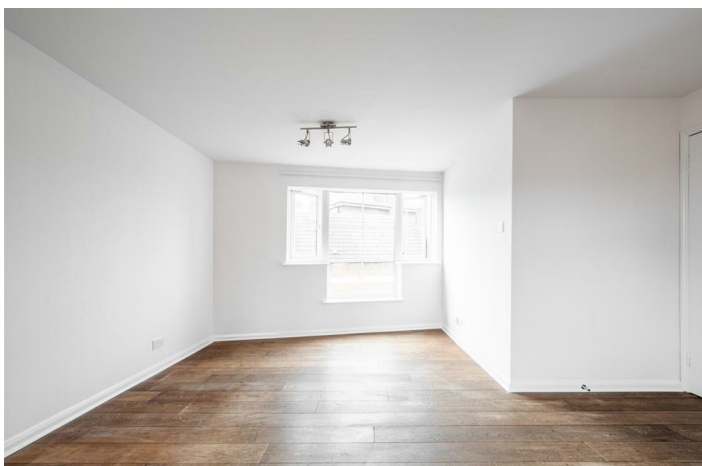
£565,000

# Regents Wharf Wharf Place, London E2 9BD

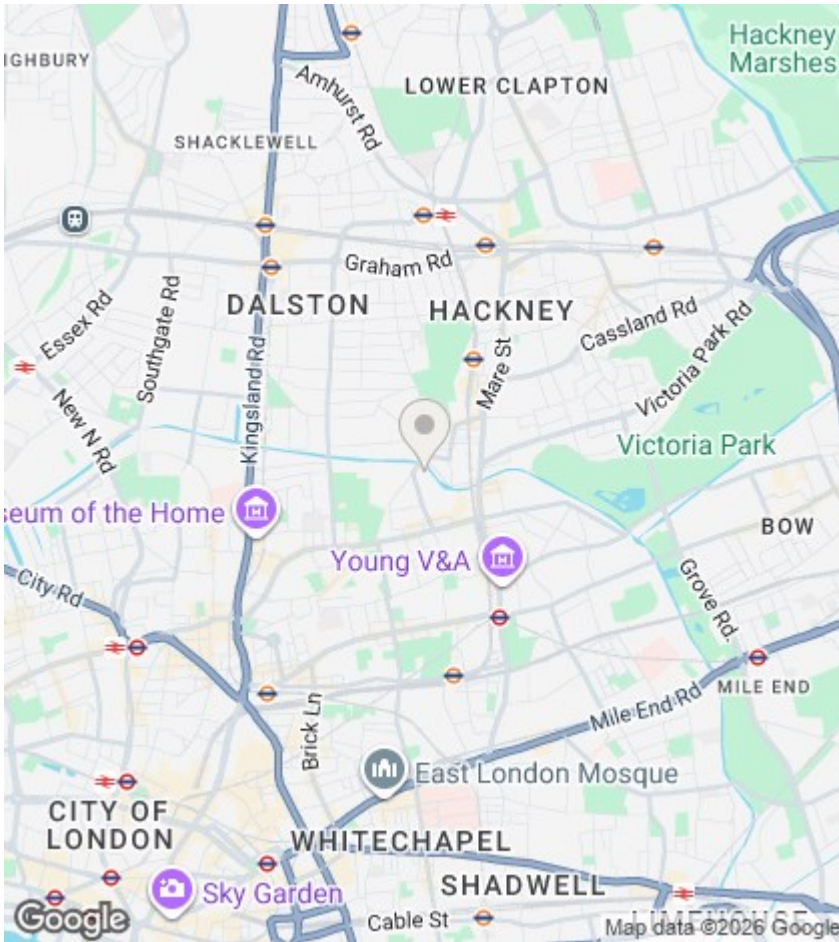
Overlooking Regent's Canal and beside Hackney's Broadway Market is this two bedroom apartment in excellent condition. The property, situated on the second floor, is bathed in natural light and offers a dual aspect living room that leads to the private balcony, a separate kitchen, two bedrooms and a three-piece bathroom suit. Setting itself aside from others, this development benefits from a communal canal side barbeque area and a communal secure underground car park. With London Fields and Broadway Market on its doorstep, Columbia Road, Shoreditch, Haggerston Park and Victoria Park are only moments away. The City is in walking distance and numerous transport links are in easy reach. This is chain free!



Council Tax Band: C







Directions

Viewings

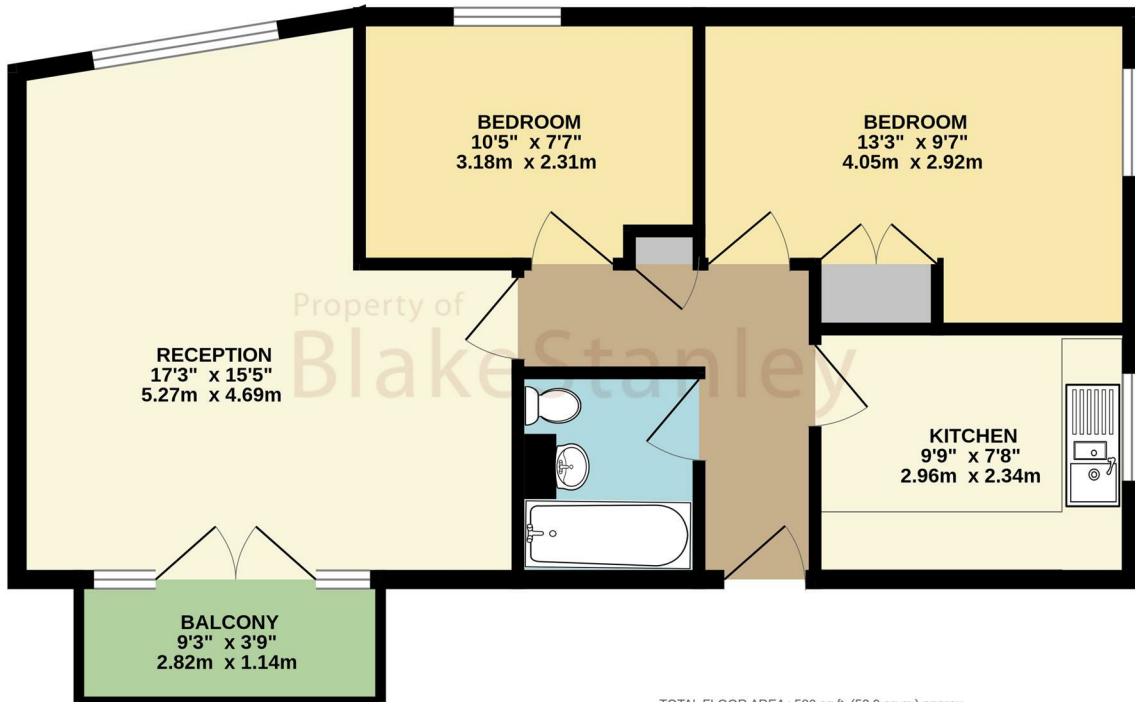
Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

SECOND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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