

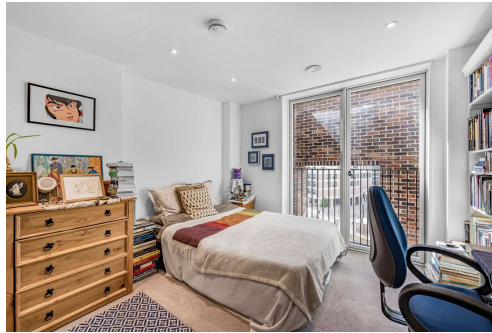


Clift House

Lucan Path, N1

Asking Price £1,250,000

An immaculately presented 4 double bedroom, 3 bathroom, modern apartment with large balcony set within a contemporary development located in a prominent position moments from the Regent's canal and Shoreditch park.



Clift House

Lucan Path, N1

- 4 bedrooms
- 3 bathrooms
- Split over 2 floors
- Balcony
- Open-plan kitchen/living space
- Moments from Shoreditch park



An immaculately presented 4 double bedroom, 3 bathroom, modern apartment with large balcony set within a contemporary development located in a prominent position moments from the Regent's canal and Shoreditch park. The property is well-proportioned and presented comprising; 4 double sized bedrooms with the master benefitting from an exclusive walk-in wardrobe and luxury shower-room; there is an additional en-suite allocated to the second bedroom; the open-plan living/kitchen living space is flooded by light and is the perfect place for entertaining with the balcony perfect for al-fresco dining; the bathrooms are modern with contemporary finishing; Cliff House is a development located on a quiet no through street on the edge of the Regent's canal and within close proximity to Shoreditch park. The apartment is conveniently located for access to Hoxton and Shoreditch with an array of trendy bars, restaurants, galleries and boutique shops. Old Street Underground (Northern Line), Haggerston (London overground) and Essex Road (National Rail) are the closest stations. The bus routes of Southgate Road and New North Road provide good links to the City.

* It should be noted that private parking is available at a charge of £750 p.a

Tenure: Leasehold 118 years 8 months
Service Charge: £5520
Ground Rent: £450
Local Authority: London Borough of Hackney
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Clift House,
Lucan Path,
Colville Estate, N1



Fifth Floor

Sixth Floor

Approx Gross Internal Area 1610 Sq Ft - 149.57 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. Not To Scale.
www.goldlens.co.uk
Ref. No. 028777J

