



Grand Canal Apartments

56 De Beauvoir Crescent, N1

Asking Price £800,000

A stunning 910 sq. ft. two double bedroom canal fronting apartment set on the fourth floor of this modern development located right in the heart of De Beauvoir, with all of the principal rooms overlooking the tranquillity of the canal.

CHESTERTONS



Grand Canal Apartments

56 De Beauvoir Crescent, N1

- Stunning two double bedroom canal side apartment
- Hugely impressive 31ft X 16ft triple aspect reception room
- Principal bedroom with en-suite shower room
- Balcony with wonderful views down the canal
- Superb position in the heart of De Beauvoir
- Secure allocated parking space



At the heart of this exceptional home is a stunning 31ft x 16ft triple-aspect open-plan kitchen and reception room, offering an impressive sense of scale and openness. Large windows flood the space with natural light, enhancing its bright and airy atmosphere, while direct access to the private balcony seamlessly connects indoor and outdoor living. The contemporary kitchen is beautifully appointed with high-quality fittings and a range of integrated appliances, making it as practical as it is stylish. Both double bedrooms enjoy access to the private balcony and benefit from picturesque views along the canal. The principal bedroom is further enhanced by a sleek en-suite shower room, providing an added touch of luxury and convenience. A true highlight of this exquisite property is the private balcony itself, which enjoys uninterrupted views over the tranquil Regent's Canal. Whether enjoying a morning coffee, unwinding in the evening, or simply taking in the peaceful waterside setting, this outdoor retreat offers a rare sense of calm in the heart of the city. De Beauvoir Crescent is located within the highly sought-after De Beauvoir Town, one of East London's most desirable neighbourhoods. Excellent transport links are available nearby, with Haggerston station (London Overground) within easy reach, alongside Dalston Kingsland and Dalston Junction stations, both part of the London Overground network. The property is just moments from the scenic towpaths of Regent's Canal, offering idyllic routes for walking, running and cycling through some of London's most vibrant waterside districts. A superb selection of independent shops, cafés, bars and restaurants can be found locally, including the renowned De Beauvoir Deli. Kingsland Road and Southgate Road provide numerous bus connections, while the fashionable districts of Hoxton and Shoreditch, together with the National Rail and Victoria line services at Highbury & Islington, are all within easy reach.

Tenure: Leasehold 135 years 2 months

Service Charge: £7798.52 The service charge includes a contribution of £2,605p.a. in to the sinking fund

Ground Rent: £350

Local Authority: Hackney

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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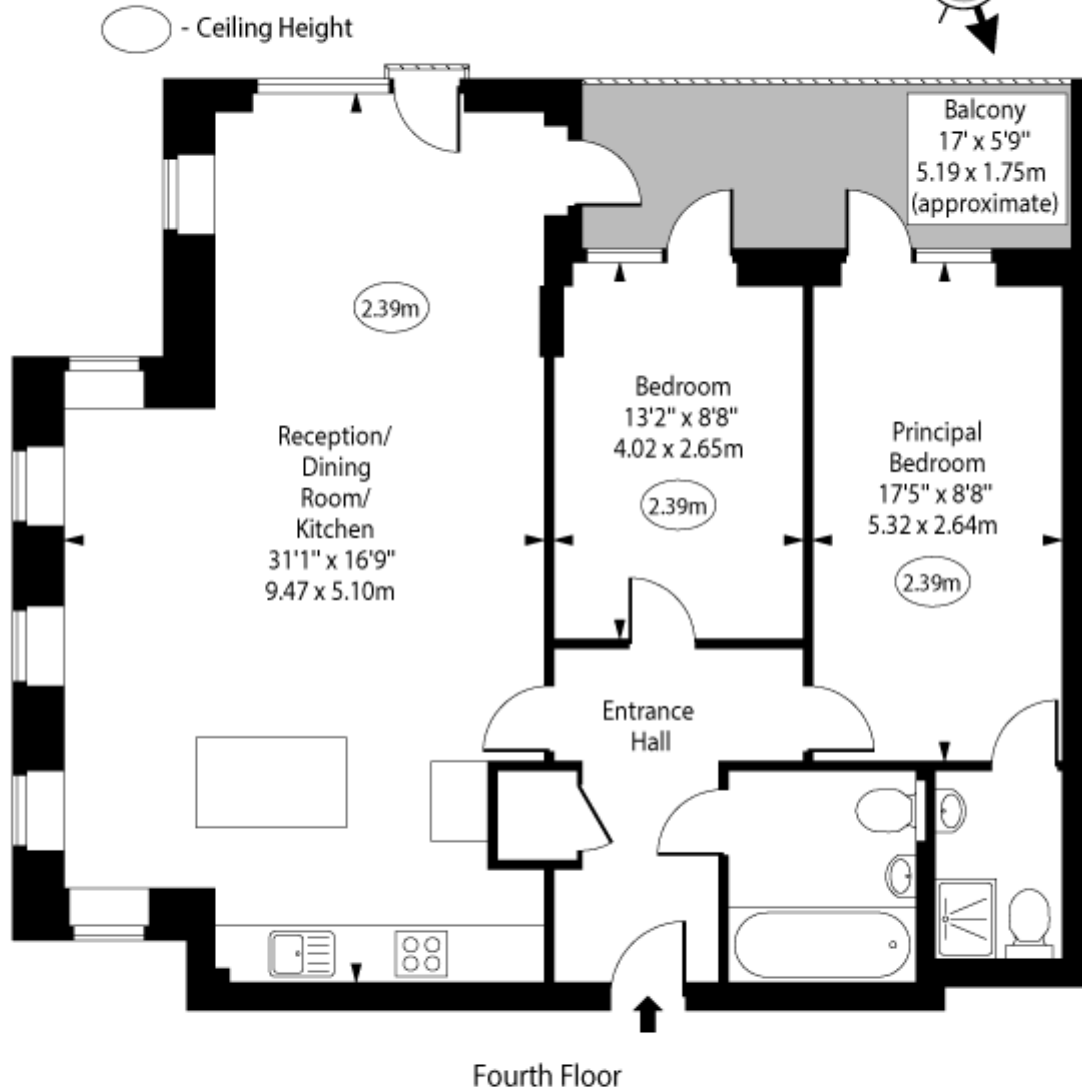
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Approx Gross Internal Area

910 Sq Ft - 84.54 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

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