



**Kleine Wharf, Orsman Road, London, N1 5QL**

Offers over **£515,000**

**arley**  
property

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

- Top Floor
- Private Balcony Overlooking Regents Canal
- Beautifully Presented Throughout
- Spacious Double Bedroom
- Ideal First Time Buy or Rental Investment
- Excellent Transport Links

Experience striking top-floor waterfront living in this sought-after modern development.

This beautifully presented one-bedroom apartment is ideal for first-time buyers, professionals, or as a smart rental investment.

The apartment features a generously sized double bedroom, a stylish modern bathroom, and a bright, open-plan kitchen and living space, designed for modern living. The reception room is filled with natural light and opens directly onto a private balcony, enjoying uninterrupted views across the Regents Canal.

### **LOCAL LIFE**

Set within a well-maintained modern development, Kleine Wharf occupies a peaceful position on the tree-lined streets of De Beauvoir, while remaining within easy reach of excellent local amenities.


Nearby favourites include De Beauvoir Deli, a selection of independent restaurants, and some of the area's most popular gastro pubs.

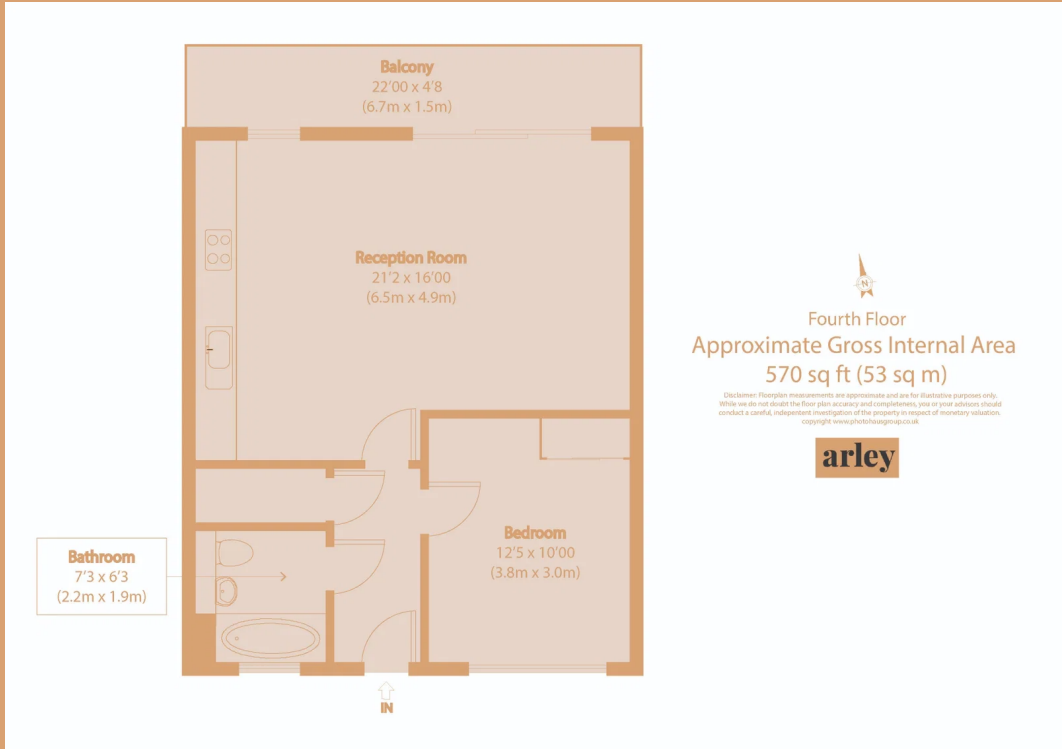
Regents Canal offers a picturesque waterside setting and scenic walking and cycling routes through London, making it a standout feature of the location.

Haggerston Overground Station and Old Street Station are both within walking distance, providing swift and convenient connections to the City, Shoreditch and beyond.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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