

Ice Wharf , N1 | £895,000



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A beautifully bright two-bedroom apartment with canal views in the sought-after Ice Wharf development. Set on the Regent's Canal, this well-proportioned home offers over 900 sq ft of stylish living space, featuring floor-to-ceiling windows and two Juliet balconies that flood the apartment with natural light and provide tranquil water views. The open-plan reception and kitchen create an excellent entertaining area, complemented by two well-sized double bedrooms and two bathrooms. The sale includes a secure underground parking space and the gated development also benefits from having a 24 hour concierge.

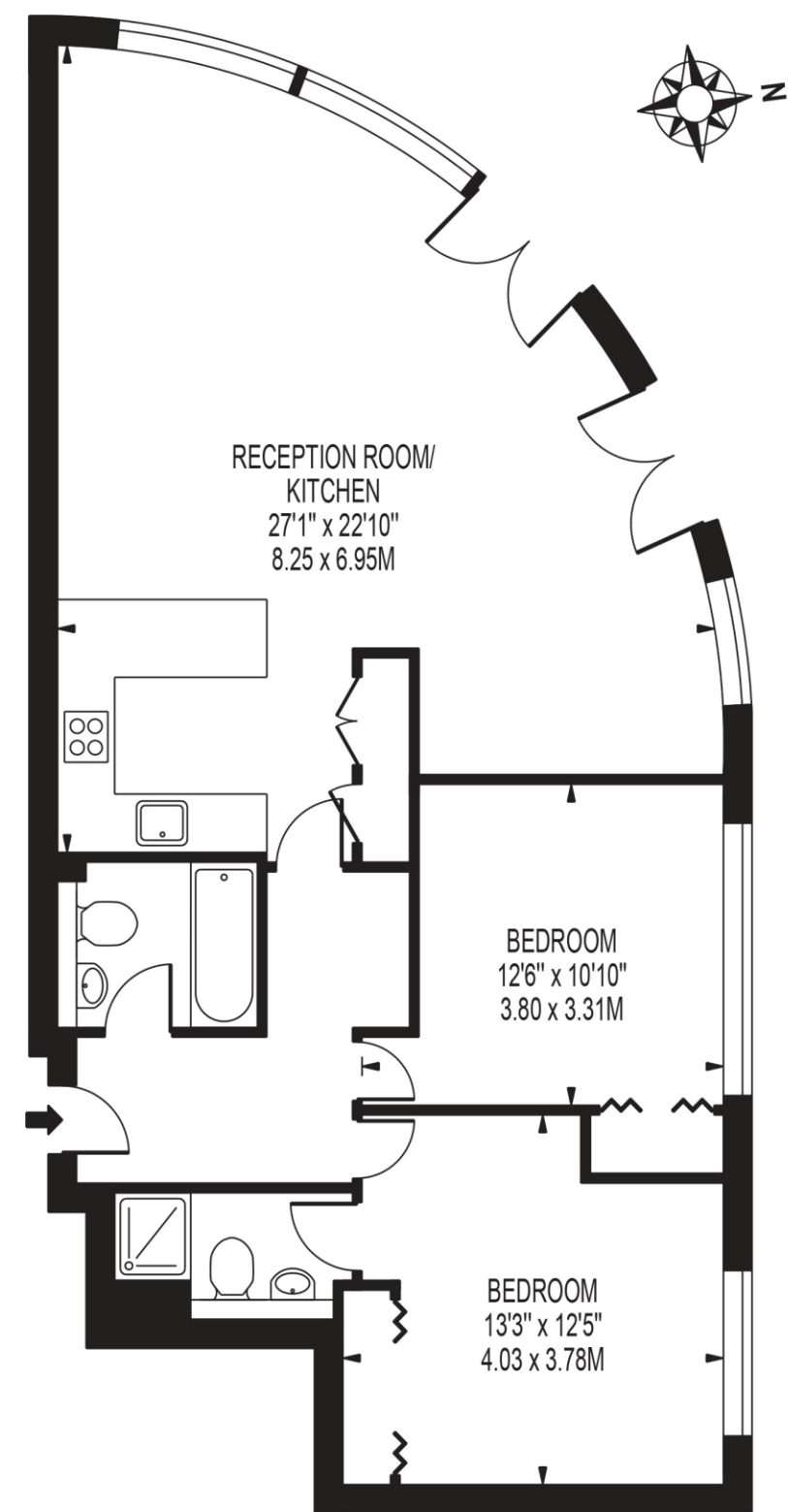
- Two Bedrooms
 - Juliet Balconies
 - Canal Views
 - Parking
 - Secure Gated Development
- 24 Hour Concierge
 - Share of Freehold
 - 924 Sq Ft Approximately
 - EPC Rating D



Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD

ICE WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA: 924 SQ FT - 85.84 SQ M



FOURTH FLOOR
FOR ILLUSTRATION PURPOSES ONLY

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