

## EAGLE WHARF ROAD, LONDON, N1

### 3 BED APARTMENT

**£875,000**  
LEASEHOLD

A beautifully presented and generously proportioned three double bedroom, two bathroom apartment extending to approximately 1,072 sq ft, positioned on the first floor with lift of an attractive building on Bracklyn Street, N1. Offered in excellent condition throughout, this impressive home provides spacious, well-balanced accommodation in one of Islington's most desirable locations. Circa 6 years old.

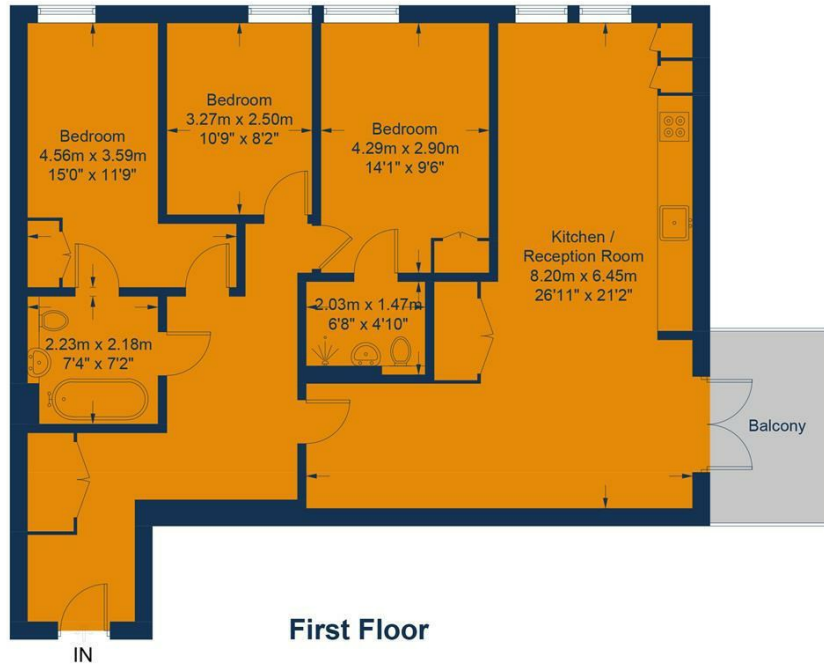
The property features a bright and expansive reception and living area, ideal for both entertaining and everyday living, complemented by a well-appointed kitchen finished with modern fittings and integrated appliances. Large windows allow for excellent natural light, enhancing the sense of space and creating a warm and inviting atmosphere.

The apartment comprises three well-proportioned double bedrooms, including a principal bedroom with en-suite bathroom, alongside a further modern family

**Hemmingfords**

Bracklyn Street, N1

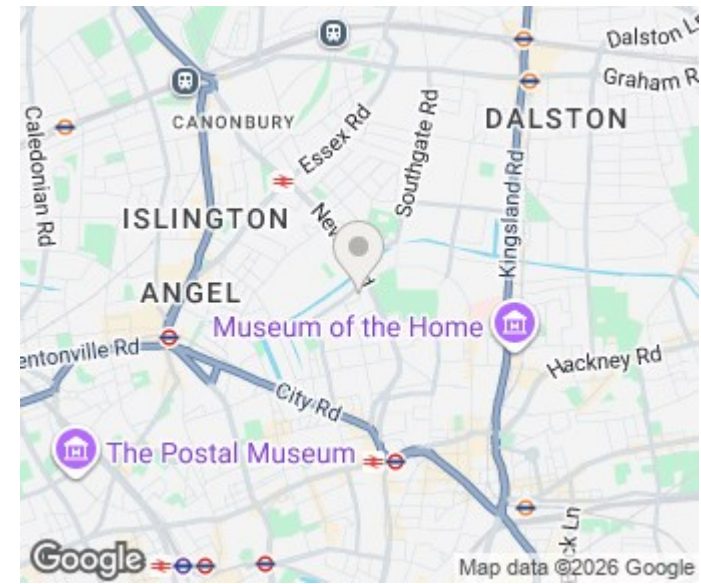
Approximate Gross Internal Area = 99.59 sq m / 1071.98 sq ft



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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