



Baltic Place

Hackney, N1

Asking Price £500,000

A well-proportioned two double bedroom fifth floor apartment with its own private balcony space with views across the city, all located within a secure, canal-side development close to amenities of Hoxton, Dalston, and Shoreditch.

CHESTERTONS



Baltic Place

Hackney, N1

- Two double bedroom apartment
- Secure modern canal-side development
- Semi open plan living/kitchen space
- Car free development
- Private balcony with city & canal views
- Excellent Transport Links to the City and Central London



A well-proportioned two-double bedroom fifth floor apartment with its own private balcony space with views across the city, all located within a secure, canal-side development close to amenities of Hoxton, Dalston, and Shoreditch.

This property comprises, a welcoming entrance hall with space for storage, a semi open plan living/kitchen space that is light and the kitchen is well equipped, the reception room has access to the private balcony space with city and canal views. There are two fantastic sized double bedrooms with the principal bedroom having a modern shower room and the 2nd double having access to the balcony, there is also a further modern family bathroom. *This is a car free development*

Baltic Place offers a prime location, just moments from the eclectic offerings of Kingsland Road, as well as the trendy areas of Hoxton, Dalston, and Shoreditch, with the serene Regents Canal nearby. Haggerston station is within easy reach, along with numerous bus links providing swift access to The City and Central London.

Tenure: Leasehold 105 years 4 months

Service Charge: £3300 Includes building insurance

Ground Rent: £300 Ground rent doubles every 25 years of the term, term started 2007

Local Authority: Hackney

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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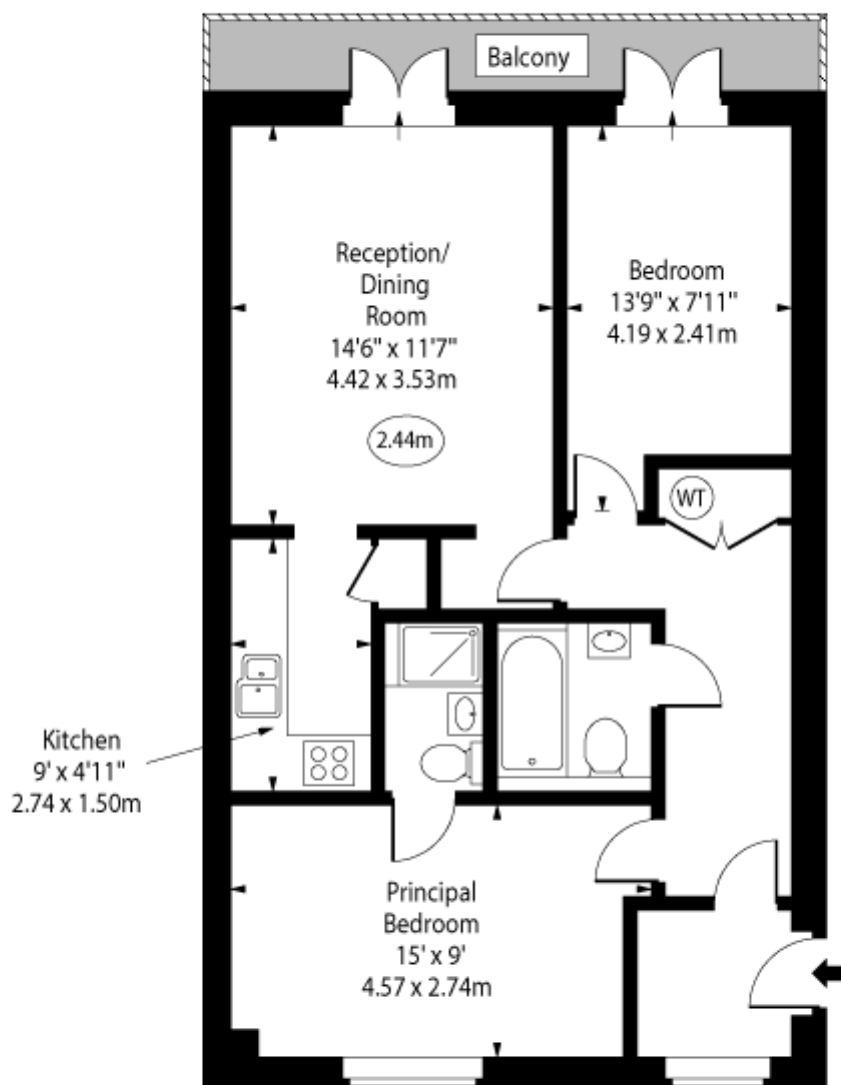
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Sheldon House, Baltic Place, N1

○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area 670 Sq Ft - 62.24 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.

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