



Wellesley Terrace

Hackney, N1

OEIO. £500,000

A wonderful 2 bedroom apartment with balcony positioned on the 2nd floor of this conveniently located modern development. Occupying a prominent position on the corner of Wellesley Terrace & City Road.

CHESTERTONS



Wellesley Terrace

Hackney, N1

- 2 double bedrooms
- 33ft Wrap around balcony
- Second floor
- Beautifully presented
- Moments from Old Street roundabout



A wonderful 2 bedroom apartment with balcony positioned on the 2nd floor of this conveniently located modern development. Occupying a prominent position on the corner of Wellesley Terrace & City Road. Accommodation comprises 2 double bedrooms, a family bathroom, a fabulous open plan kitchen/living area with private 33ft wrap around balcony, accessible via the reception room & both bedrooms making the perfect entertaining space. The property further benefits from access to a communal roof terrace, secure bike storage and is offered to the market chain free.

Wellesley Terrace is situated just off City road amongst the nest of recent award winning developments surrounding The Silicon roundabout. Situated betwixt Angel & Old Street Underground stations (both on the Northern Line), the bars, restaurants, boutique shops & galleries of Hoxton, Upper Street and Shoreditch are all easily accessible. A variety of bus routes are at hand for easy access across London and international links are facilitated from the transport hub that is Kings Cross/St Pancras.

Tenure: Leasehold 111 years 9 months
Service Charge: £4904.4
Ground Rent: £0
Local Authority: London Borough of Hackney
Council Tax Band: E

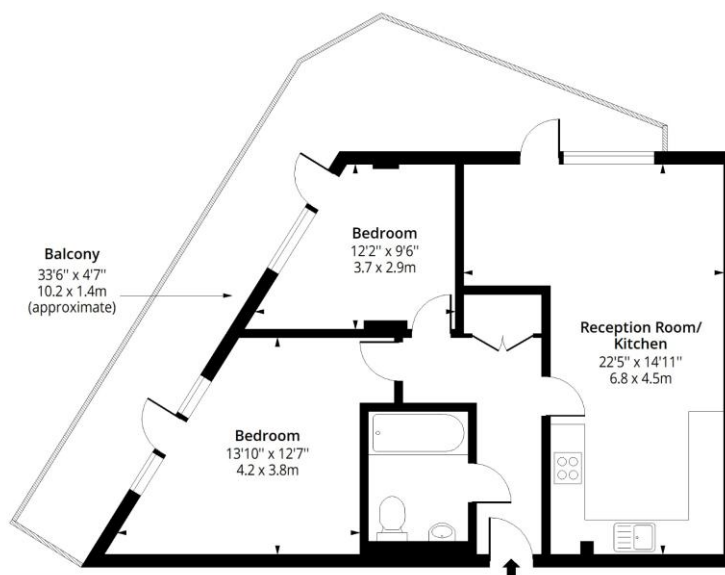
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

Wellesley Terrace, N1

Approx. Gross Internal Area 682.4 Sq Ft - 63.4 Sq M
Approx. Gross Balcony Area 233.3 Sq Ft - 21.7 Sq M



Second Floor

Floor Area 682.4 Sq Ft - 63.4 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 15/8/2023



This paper is 100% recyclable