



Wellesley Terrace

Hackney, N1

Asking Price £550,000

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
- 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 wrap around balcony 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 11 months
Service Charge: £3,200 per annum
Ground Rent: £0
Local Authority: London Borough of Hackney
Council Tax Band: E

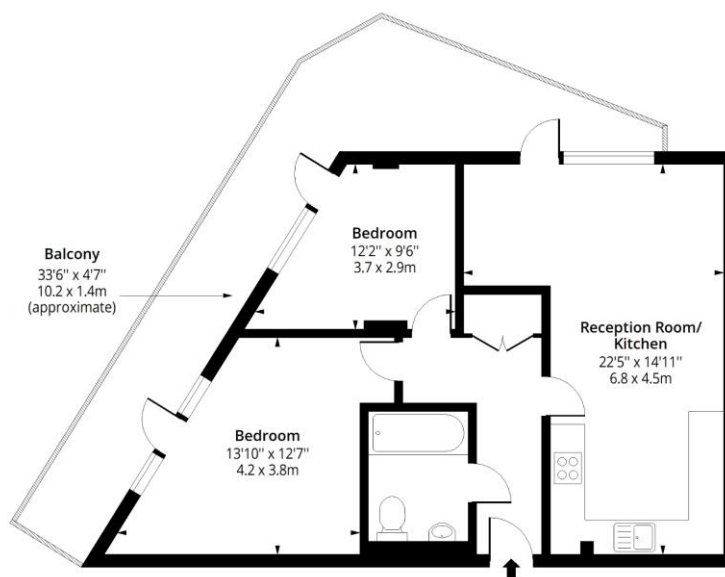
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.

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