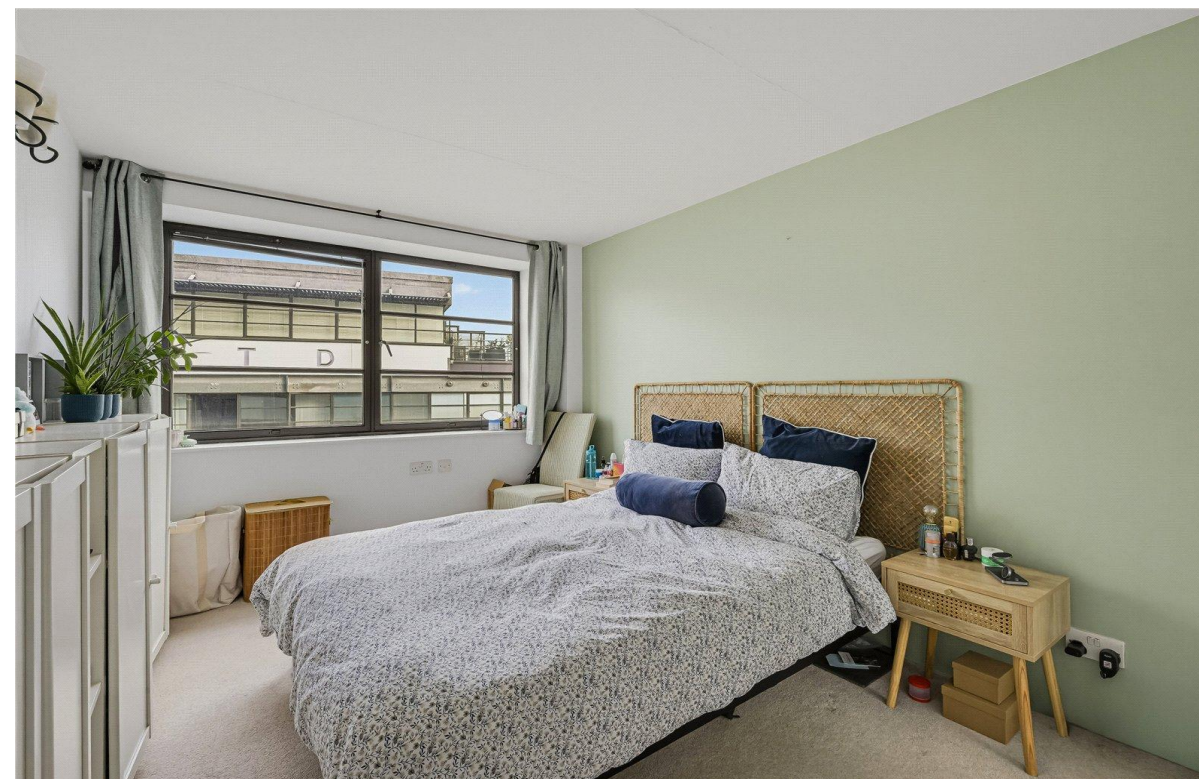


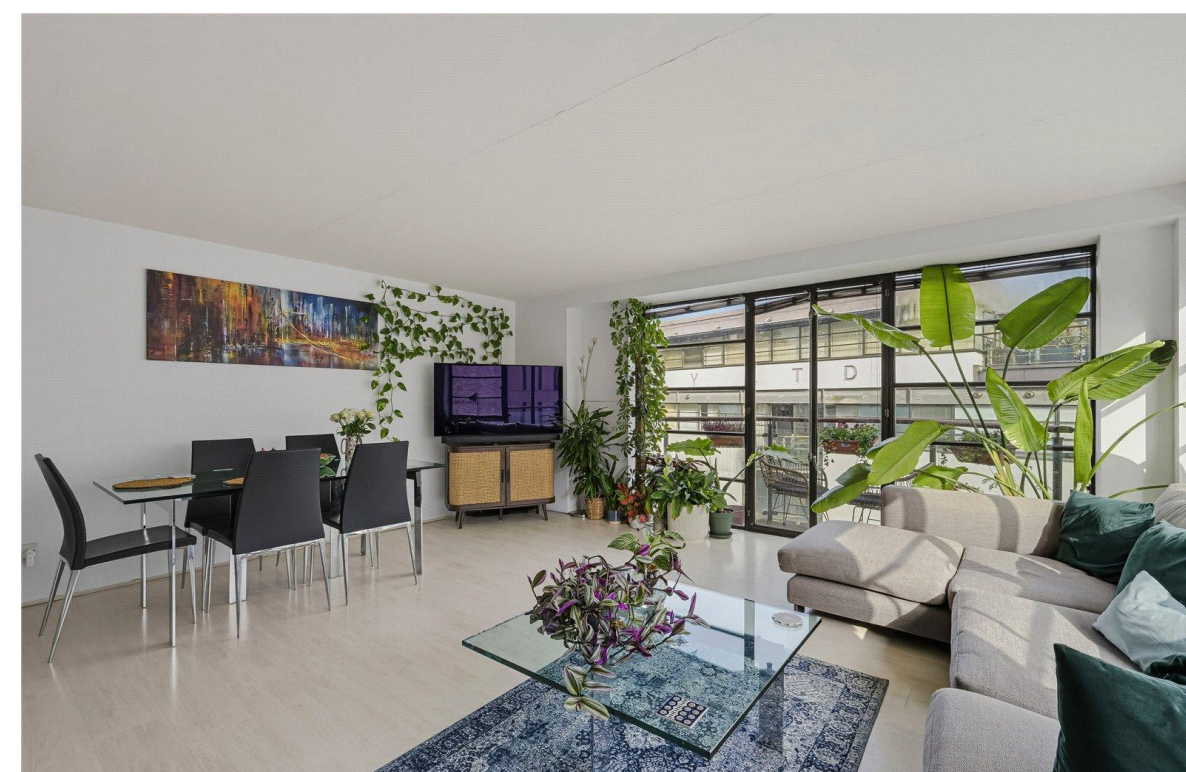
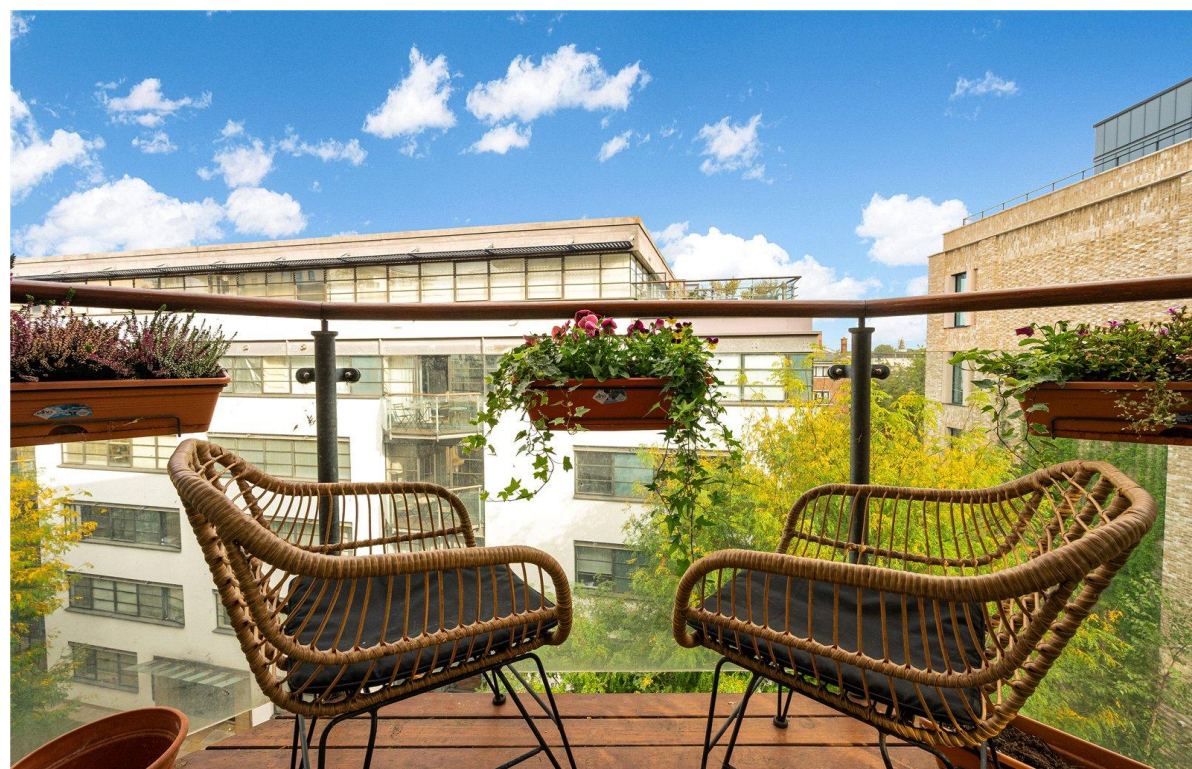
Ice Wharf , N1 | £795,000



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# Ice Wharf, N1 | £795,000

A bright and spacious two-bedroom apartment with private balcony and canal views in the sought-after Ice Wharf development. Set on the Regent's Canal, this well-proportioned home offers light and spacious living space. The dual aspect open-plan reception creates an excellent entertaining area, complemented by two well-sized double bedrooms and a family bathroom, as well as a generous separate kitchen. Ice Wharf is a secure, gated development and benefits from the services of a 24 Hour Concierge.

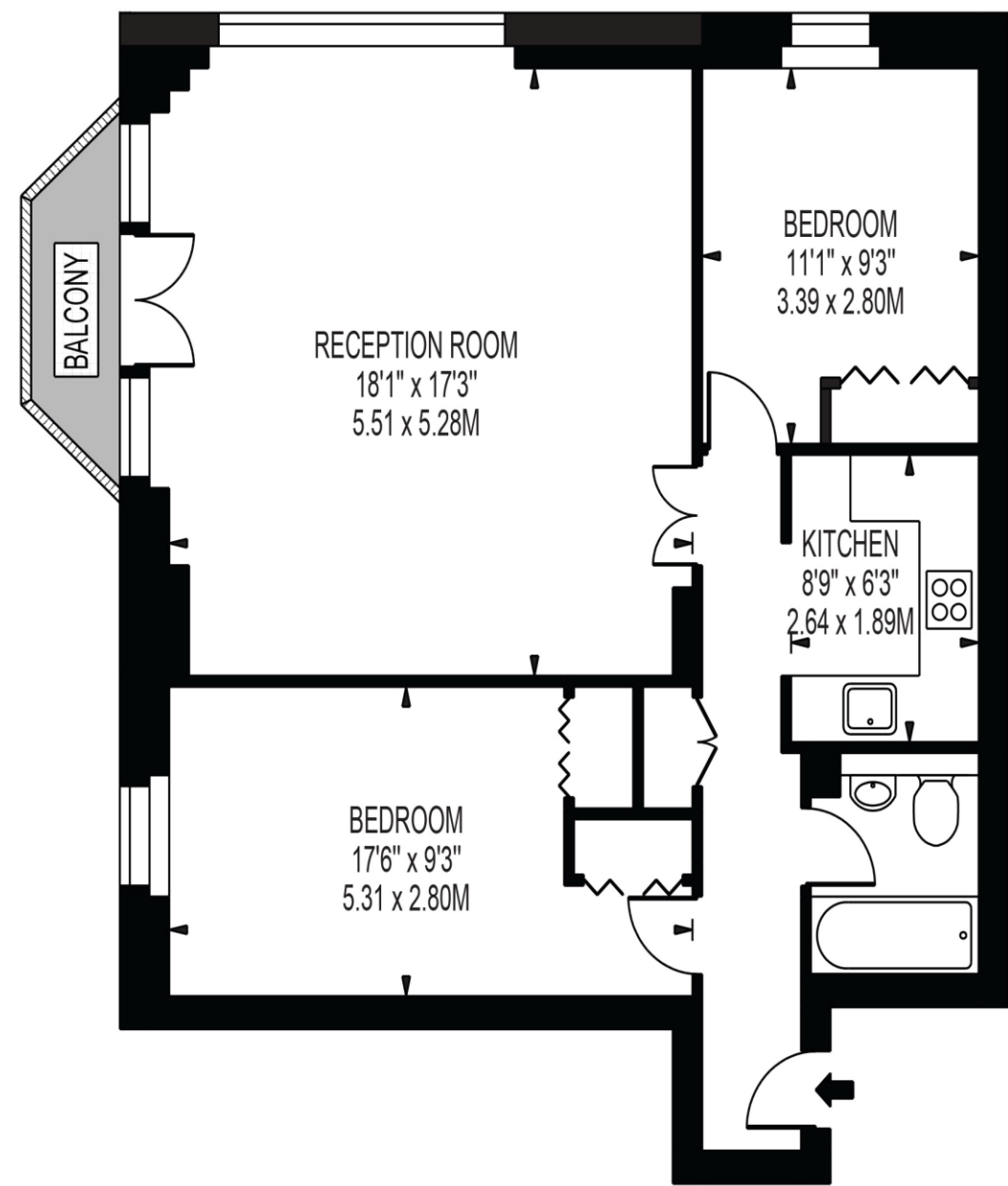
- Two Bedrooms
  - Private Balcony
  - Canal Views
  - Secure Gated Development
- 24 Hour Concierge
  - Share of Freehold
  - 766 Sq Ft Approximately
  - EPC Rating D



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: 766 SQ FT - 71.18 SQ M



FOURTH FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

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