



# Wharf Road

Hackney, N1

Offers In Excess Of £700,000

A spacious 2 double bedroom apartment set on the first floor of this highly regarded canal side development with a balcony overlooking the Canal basin.

**CHESTERTONS**



# Wharf Road

## Hackney, N1

- 2 double bedroom apartment
- Master bedroom with en-suite shower room
- Spacious open-plan kitchen/ reception room
- Balcony overlooking the canal basin
- Concierge



A spacious 2 double bedroom apartment set on the first floor of this highly regarded canal side development with a balcony overlooking the Canal basin. Accommodation comprises principal bedroom with en-suite shower room, double second bedroom, main bathroom, utility room and spacious open-plan kitchen/ reception room with access out to the exceptionally large private balcony which overlooks the canal basin. The development benefits from a concierge and a communal canal side terrace. Developed by London & Newcastle in 2008, the development affords superb access to an absolute wealth of local shops, bars and eateries, with particular note to those on Upper Street and Exmouth Market. Angel Underground (Northern Line) provides convenient access to the City. The transport hub that is Kings Cross/ St Pancras International is just 1 stop on the Underground, with superb links to travel around London and to mainland Europe. The bus routes on St John Street, Upper Street, Pentonville Road and City Road are all close by, as are the scenic walks of the canal, along to London Fields. Shoreditch, Hoxton and Old Street are all easily accessible.

**Tenure:** Leasehold 978 years 11 months  
**Service Charge:** £5600  
**Ground Rent:** £350  
**Local Authority:** London Borough of Hackney  
**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

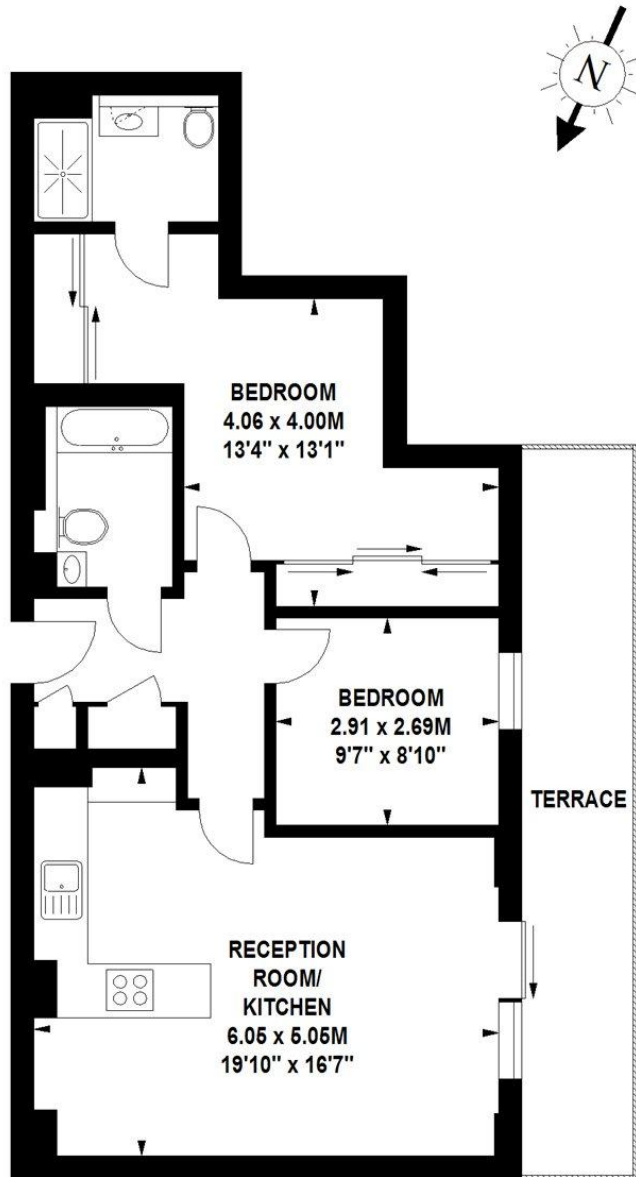
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# Wharf Road, N1

Approximate gross internal area

70.51 sq m / 759 sq ft



## First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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