



56 De Beauvoir Crescent, London, N1 5TF

£475 Per Week

A superb 1 bedroom apartment for rent located on the banks of the Regents Canal N1.

Large bright and spacious, solid wood flooring, floor to ceiling windows, balcony that leads from both lounge and bedroom, luxury fitted kitchen and luxury bathroom suite.

Walking distance to Hoxton and Old Street stations.

PART FURNISHED (NO FURNITURE IN THE RECEPTION ROOM (pictures show tenants furniture))

PROPERTY AVAILABLE FROM 11TH MAY

- 1 Bedroom
- High End Specification
- Short Walk To Stations
- Part Furnished
- Private Terrace
- Available From 11.5.26
- Banks Of Regents Canal N1
- Short Walk to Upper St Islington
- Close to Shoreditch Park

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GRAND CANAL APARTMENTS



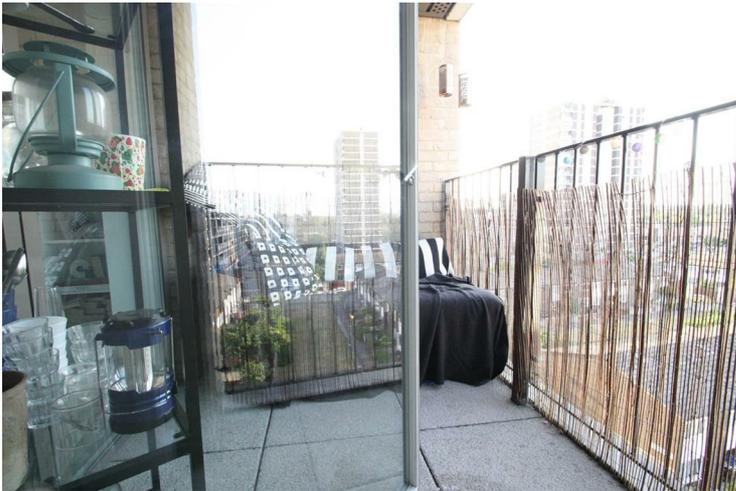
RECEPTION ROOM



CANAL



KITCHEN



TERRACE

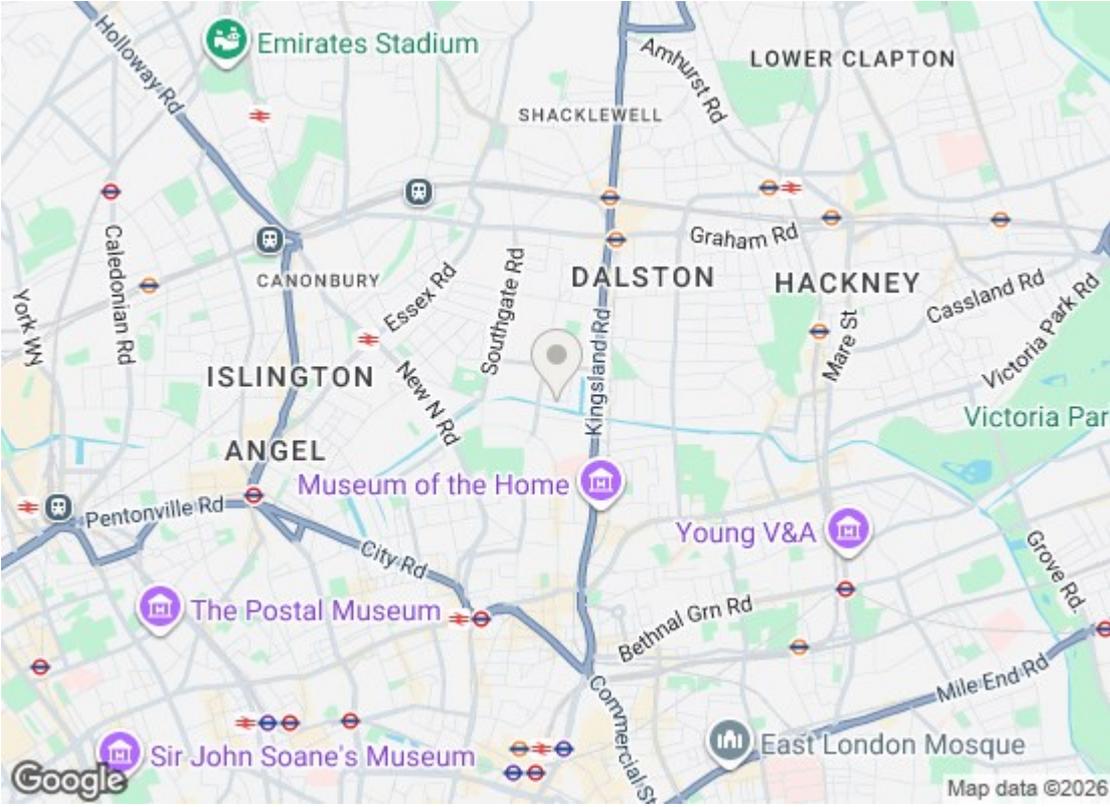


BATHROOM

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BEDROOM



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.