



KLEINE WHARF, ORSMAN ROAD, LONDON, N1  
**£800,000 LEASEHOLD**

## FANTASTIC THREE BEDROOM APARTMENT OVERLOOKING THE KINGSLAND BASIN OF THE REGENTS CANAL

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## DESCRIPTION:

A wonderful three bedroom, two bathroom apartment in this sought-after gated development which overlooks the Regents Canal in Hoxton. Spanning over 900sqft, accommodation includes a master bedroom with en-suite bathroom, a second double bedroom and smaller third bedroom which can also be utilized as a work from home space. There is a further family bathroom and a spacious open plan kitchen/living area that leads out to the sizeable balcony overlooking the canal. The property also benefits from cycle storage, secure fob entry and is offered to the market chain free.

Orsman Road is perfectly set for easy access to Shoreditch and the City and is also surrounded by some great pubs in De Beauvoir alongside delis and cafes on Southgate road. The Regents canal offers a scenic route to Victoria Park and Maida Vale whilst access to West and East London can be easily facilitated via, Haggerston overground, Dalston Kingsland and Old Street underground. Access to the Elizabeth Line is also close by, where you can be in Heathrow Airport in 60 minutes door to door.

\*Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.\*

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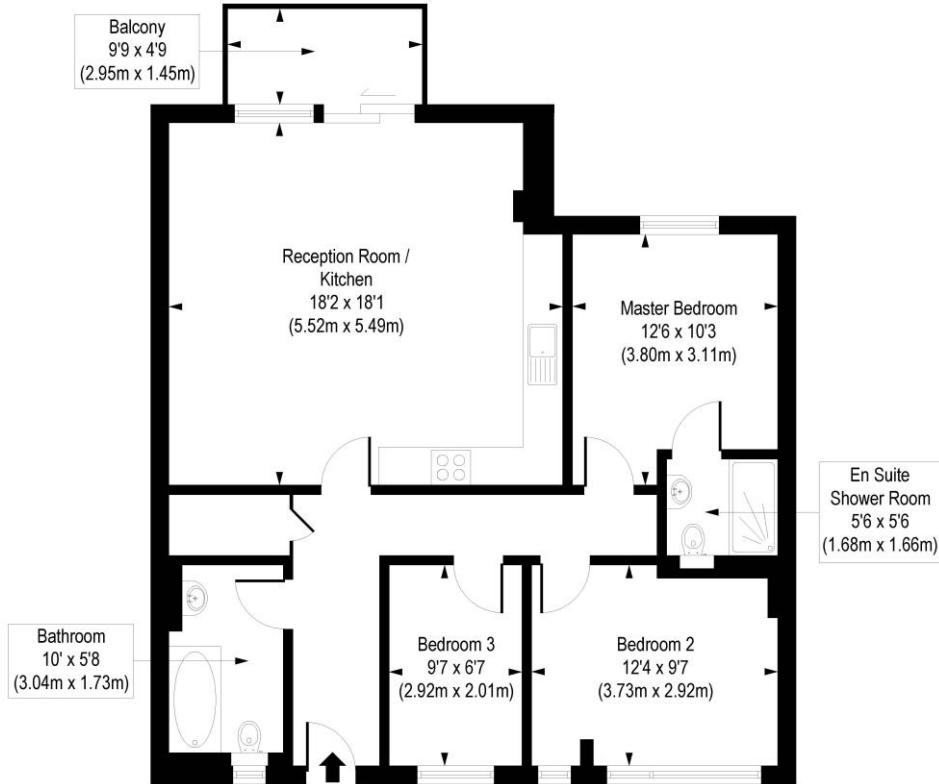




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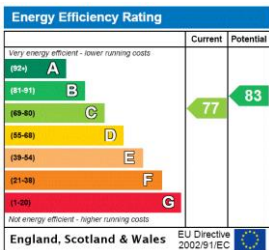
Approx. Gross Internal Floor Area 907 sq. ft / 84.28 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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