



MANDARIN WHARF, DE BEAUVOIR CRESCENT, LONDON, N1  
£485,000 LEASEHOLD

## A TWO BEDROOM APARTMENT IN DE BEAUVOIR

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## DESCRIPTION:

A wonderful two bed flat set across the first floor of this modern purpose-built development. Accommodation includes a master bedroom and a smaller second bedroom that could be utilized as an office. The semi-open plan kitchen benefits from integrated appliances, the living room is flooded in natural light and features a Juliet balcony. The property is completed with a bathroom and is offered to the market chain free.

Mandarin Wharf 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.

Regents canal is just moments away and offers a scenic route to Victoria Park and Maida Vale whilst access to West and East London can be easily facilitated via Haggerston overground(0.3 miles), Dalston Kingsland(0.8 miles) and Old Street underground(1 mile).

**Winkworth**



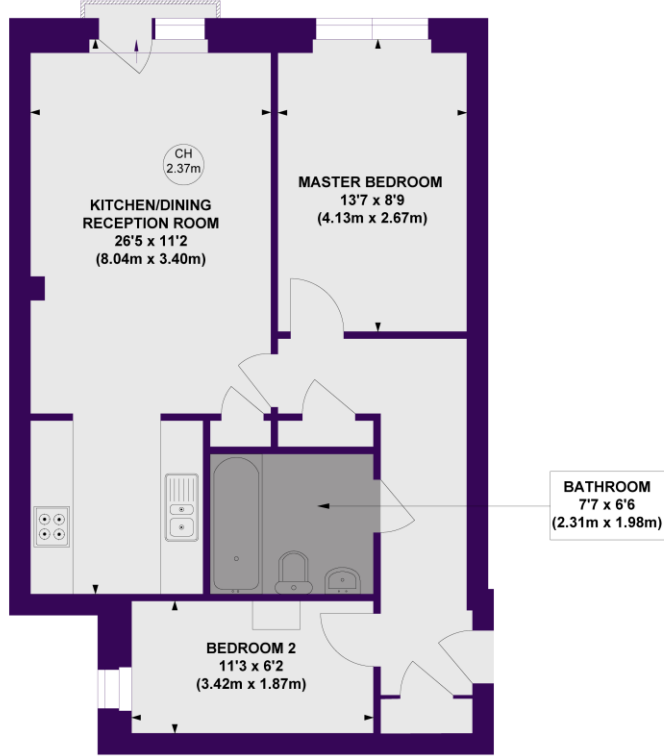


**Winkworth**

# Mandarin Wharf, N1

Approx. Gross Internal Floor Area 618 sq. ft / 57.42 sq. m

Key :  
CH - Ceiling Height



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 618 SQ FT



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(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	

Islington | 0207 354 2480 | islington@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.