



EAGLE WHARF ROAD, ISLINGTON, N1
£460,000 LEASEHOLD

**A BRIGHT AND SPACIOUS CHAIN FREE ONE
BEDROOM APARTMENT SITUATED IN A
SMALL MODERN BLOCK NEXT TO REGENT'S**

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DESCRIPTION:

This exquisite one bedroom flat is set over the third floor of a boutique, low rise modern block set on a popular quiet road moments from Shoreditch Park and Regents canal. The flat is offered in immaculate condition throughout and offers bright and airy rooms spanning 535sqft of internal space. The open plan living room and kitchen offers a wonderfully social entertaining space and benefits from Juliet balcony, wooden floors, high quality integrated appliances and solid stone worktops. The double bedroom is of a generous size whilst a sizable contemporary bathroom has been finished to an excellent standard. The flat is being sold on a chain free basis and the block further benefits from lift access, secure CCTV entry phone system. The communal roof terrace is about to be newly refurbished.

Eagle Wharf road is perfectly situated for easy access to the City, Shoreditch and Upper Street with some fantastic transport links available nearby. Angel and Old Street station are both a short walk and within easy reach for the Northern line whilst Hoxton provides overground services to east and south London. An array of bus services provide effortless access across London whilst international transport is facilitated from St Pancras. The green spaces of Shoreditch Park are just seconds away as is the hugely popular Regents Canal which is dotted with a selection of fashionable eateries and bars along the waterside.

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.

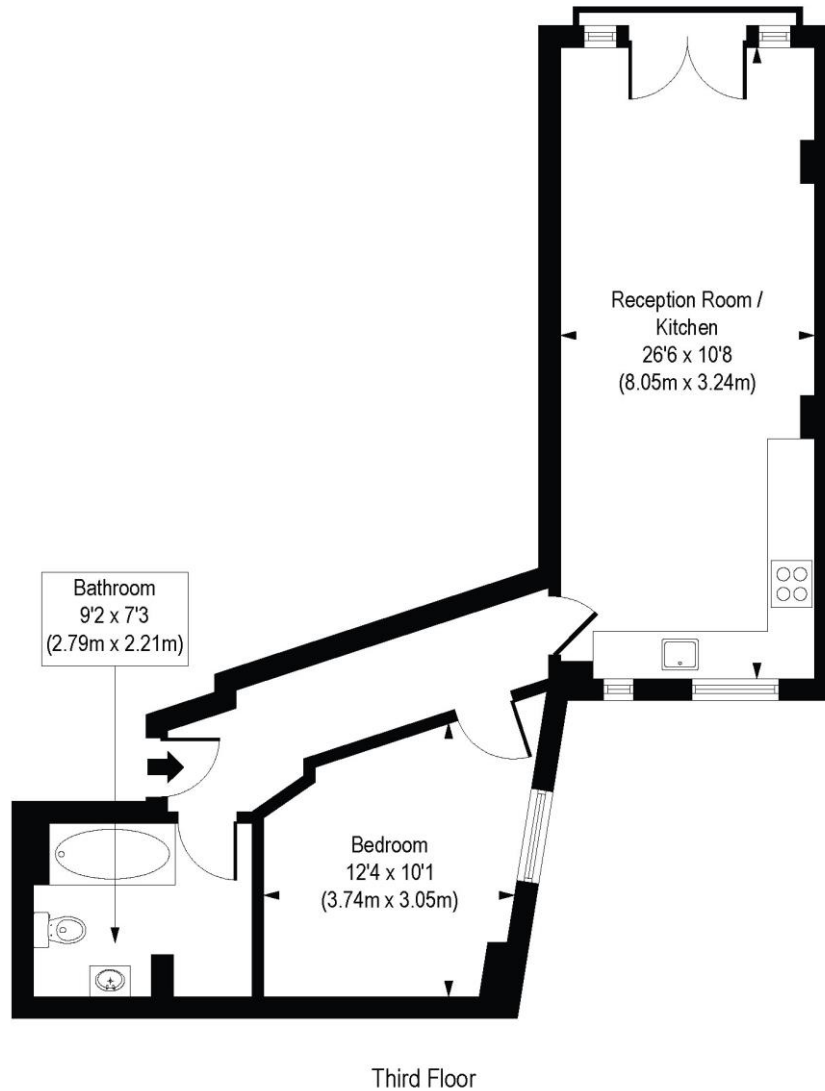
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Approx. Gross Internal Floor Area 535 sq. ft / 49.70 sq. m



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.

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

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