

Waterside



Graham Street London N1

£725 Per Week - Available 16/12/2017

Offering fantastic waterfront views, this newly refurbished modern and spacious two bedroom two bathroom property offers on-site concierge facility, secure access and underground parking (by separate negotiation).

Newly Renovated | Award Winning Waterside Development | Two Bedrooms | Two Bathrooms | Separate Kitchen | Two Juliet Balconies with Water Views | Parking By Negotiation | 24 Hour Concierge | Communal Garden | Offered Part Furnished.

Description

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment. Positioned in one of Islington's most impressive blocks is this stunning apartment offering fantastic living space and wonderful views over the Regent's Canal. Winner of two prestigious design awards this fantastic landmark boasts a glass façade with full height windows overlooking the waterfront. Having undergone full renovation throughout, the apartment boasts two double bedrooms, two bathrooms (one en-suite), separate kitchen and an open plan reception room with two Juliet balconies overlooking the canal. Additionally the property comes with one allocated parking space (available by separate negotiation), video entry system, lift, 24 hr concierge service and

communal gardens.

Situation

Crystal Wharf Apartments are located on Graham Street moments from all the facilities of Angel & Upper Street. The closest transport links can be found at Angel (Northern Line) & Old Street (London National Rail).

Furnishing

Part-furnished



-Crystal- Wharf-Living Area



-Crystal- Wharf-Living Area

Hamptons Islington Lettings

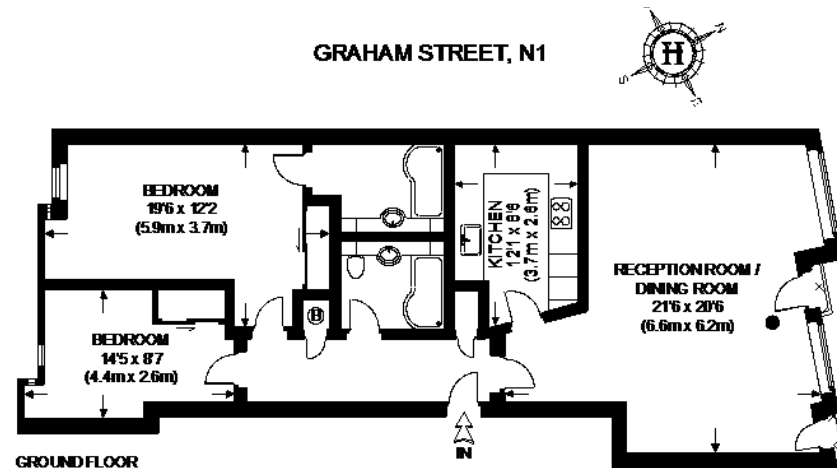
87 Upper Street, Islington

London N1 0NP

Tel: 0207 359 5675 - islingtonlettings@hamptons-int.com

www.hamptons.co.uk

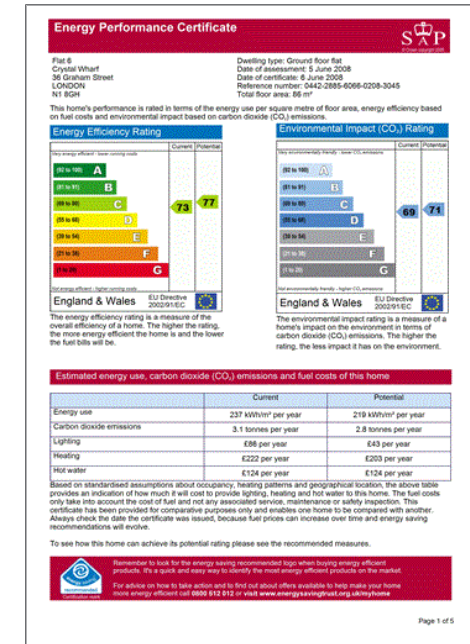
Floorplan



**APPROXIMATE GROSS INTERNAL AREA =
TOTAL = 950 SQ. FT. (88.3 SQ. M.)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.

Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

Hamptons Islington Lettings

87 Upper Street, Islington

London N1 0NP

Tel: 0207 359 5675 - islingtonlettings@hamptons-int.com

www.hamptons.co.uk

HAMPTONS
INTERNATIONAL

Beyond your expectations