

WATERSIDE

Branch Place, London

N1

HAMPTONS
INTERNATIONAL

Beyond your expectations

A three double bedroom two bathroom waterside apartment. EPC:B

Hamptons International

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Water Views | Three Double Bedrooms | Two Bathrooms | Lateral Space | Dual Aspect | Corner Plot | Prime Location | Lift Access | Secure Entry

Asking Price £950,000 Leasehold

Description

Located on the bank of the Regents Canal and moments from Shoreditch Park is this impressive third floor, three double bedroom, two bathroom apartment complete with terrace overlooking the water. Built recently the finish to the interior is impeccable and includes wooden flooring, stunning open plan living space with immaculate kitchen and two bathrooms, one en suite. The space is all lateral, a corner plot and has an abundance of light due to the ample windows some of which are floor to ceiling, furthermore it totals over 1200 sq ft. The east facing terrace offers some impressive outdoor space with tranquil water views which blend effortlessly with the peaceful location. The block has secure entry and there is a lift.

Location

Branch Place is located within easy reach of the amenities of both Islington and the City. The property is situated on the bank of the Regent's Canal with waterside views from all bedrooms and reception room. It is also very close to Shoreditch Park. Transport links can be found at Angel (1.1 miles - Northern Line) and Old Street (1.1 miles - Northern Line). Please note all distances are approximate.

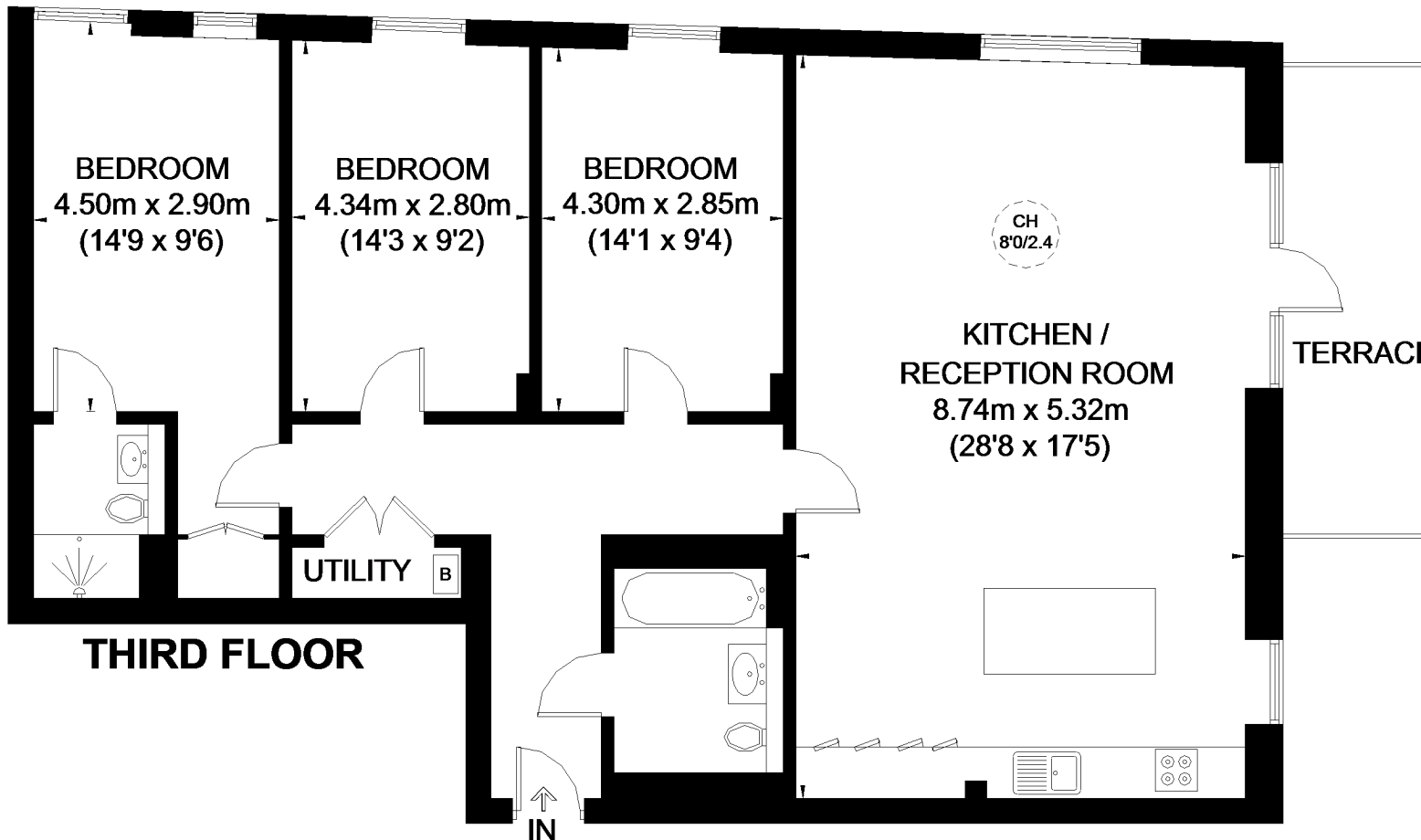
Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	

ACTON APARTMENTS



APPROXIMATE GROSS INTERNAL AREA
1229 SQ. FT. (114.2 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and 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 (ID266449)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

