Two bed apartment in a popular block within the Kingsland Basin

Gosse Court, 19 Downham Road, London, N1

£500 pw (£2,166.67 pcm) plus fees apply, Unfurnished
Available from 25.02.2021

- Two Double Bedrooms
- South Facing Balcony
- Sits on Kingsland Basin
- Winter Garden
- High Specification Throughout

Local Information
Gosse Court is located on Downham Road which is well placed between Hackney, Dalston and Islington; frequent bus services run on Kingsland Road and Balls Pond Road, offering fast and efficient routes into the City, West End and Islington. Haggerston Overground is 0.1 mile away giving you further access into the City or Canary Wharf.

About this property
The property is arranged over approximately 780sq/ft. and is located on the fifth floor offering spectacular views of the City skyline. Accommodation comprises an open plan main reception/kitchen area with access to a southerly facing winter garden and terrace looking onto Kingsland Basin (the terrace can also be accessed via both bedrooms). Two double bedrooms with an en suite to the principal and a main bathroom make up the rest of this lovely apartment.

Furnishing
Unfurnished

Local Authority
London Borough of Hackney
Council Tax Band = E

Energy Performance
EPC Rating = B

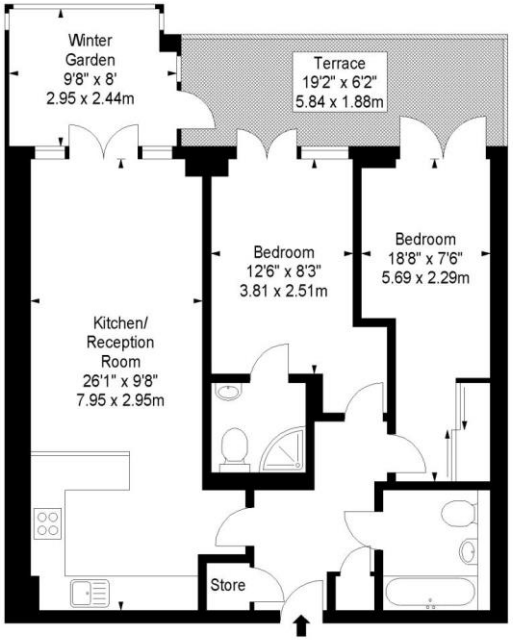
Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Lettings Office.
Telephone: +44 (0)20 3889 6177.

Sam McGhee
Hackney Lettings
+44 (0)20 3889 6177
sam.mcghee@savills.com

Gosse Court, 19 Downham Road, London, N1
Gross Internal Area 780 sq ft, 72.5 m²

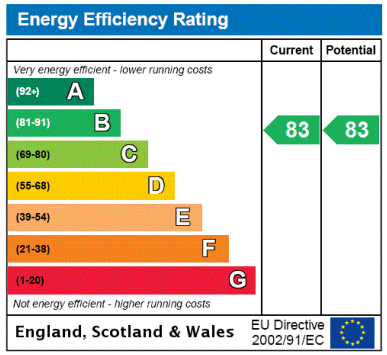
savills | savills.co.uk

Gosse Court,
Downham Road, N1
Approx. Gross Internal Area *
780 Ft² - 72.46 M²
(Including Winter Garden)



Fifth Floor

Every attempt has been made to ensure the accuracy of this floor plan however. measurements are approximate and for illustration purposes only. Measured in accordance with the RICS code of measuring practice. Not to scale
© Inside Photography Ltd.
Tel 07850 620 122 , 0207 263 2188
www.ipinteriors.co.uk



Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20210120KAW

recycle

arla | propertymark PROTECTED