



Outstanding 2 bed canal-side penthouse apartment

Orsman Road, De Beauvoir, London, N1

£925,000 Leasehold

savills

Penthouse
Private Parking
Secluded Development
Private West Facing Terrace
Canal facing
No Chain

Local Information

Kleine Wharf is excellently placed amidst some of East London's most popular bars, restaurants and creative spaces. It is a short walk (400 meters) to Haggerston Overground station, which offers direct routes to Highbury & Islington, Shoreditch and Canary Wharf, and is three stops from Crossrail. The City, Old Street and London Fields are less than a mile away (circa 10 minute walk) with regular bus services towards the City.

About this property

Kleine Wharf, a gated community offers a quiet, peaceful and private residency. Accommodation comprises: two large double bedrooms with master benefiting from an en-suite bathroom, large dual aspect reception room with private west facing wrap terrace running around the property directly overlooking Regent's Canal. A fitted kitchen opens onto the large reception room, with a central bathroom and built in storage found in the central corridor. The property further benefits from a private underground parking space and no chain.

Tenure

Leasehold

Local Authority

Hackney Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

Telephone: +44 (0) 20 7241 4111





Orsman Road, De Beauvoir, London, N1
Gross Internal Area 807 sq ft, 75 m²

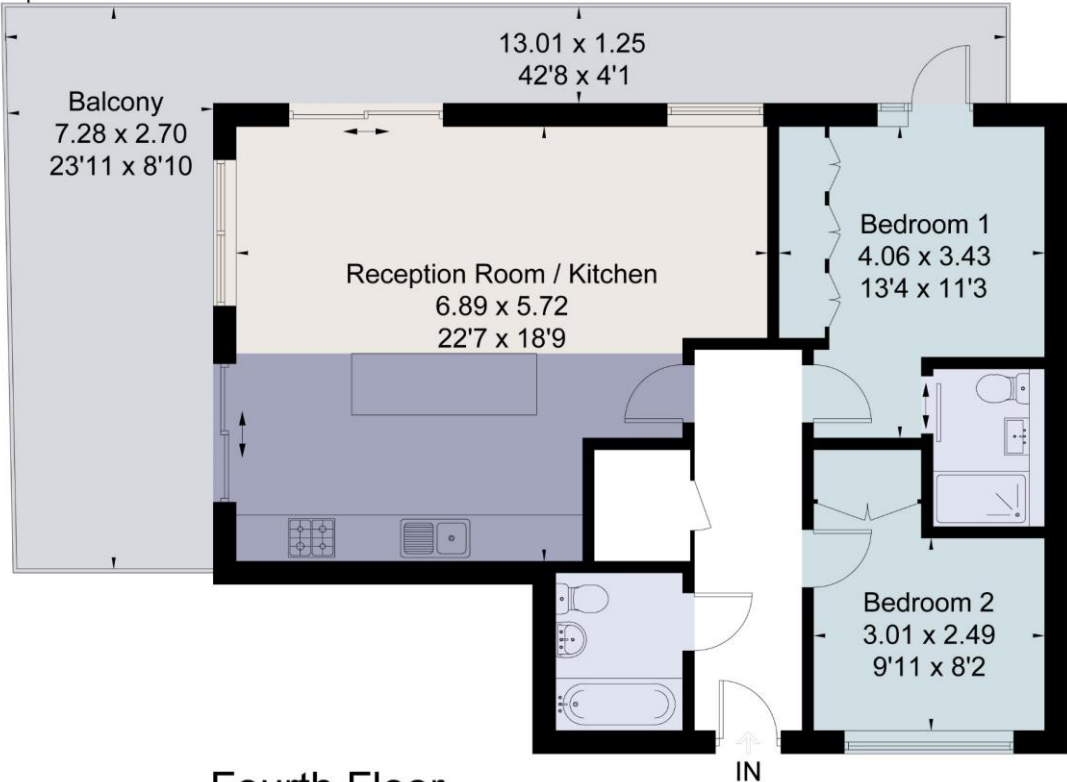


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Approximate Area = 75.0 sq m / 807 sq ft (Excluding Balcony)
Approximate Balcony Area = 33.2 sq m / 357 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
For identification only. Not to scale.
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Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	78
(81-91) B		
(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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